



महाराष्ट्र MAHARASHTRA

2025

NOTARIAL
REG. SR. NO

BV 561624



Sub-Treasury Office
Vasai

13 AUG 2025

Sd/- Treasury Officer

FORM 'B'

[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL
BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED
BY THE PROMOTER

Affidavit cum Declaration

Affidavit-cum-Declaration of Mr. Priyank Sandeep Raut, Partner of M/s Raut Landmark LLP (Promoter) duly authorized vide its authorization letter dated 26th June 2025 of the proposed project known as "RL Sadguru" located at land bearing Plot No. 682, CTS No. 682, 682/1, 682/2, 682/3 and 682/4 of Dahisar R/N ward situated at L.T. Road, Dahisar (West), Mumbai 400068, together admeasuring 440.50 Sq. Mtrs.

18 AUG 2025

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जोडाव-२/Annexure-II

१. मुद्रांक विक्री नोंदवली अनु. क्रमांक-२/दिनांक
(Serial No./Date)
२. दस्त्याचा प्रकार
(Nature of document)
३. दस्त नोंदणी करणार आहेत का ?
(Whether it is to be registered?)
४. मालकीचे ब्रीफक्यात नोंद
(Property Description in brief)
५. मुद्रांक विक्री घेणाऱ्याचे नाव व स्वाक्षरी
(Stamp Purchaser's Name & Signature)
६. हस्ते असल्यास त्याचे नाव, पत्ता व स्वाक्षरी
(If through, owner, person then Name, Address & Signature)
७. दुसऱ्या पक्षकाराचे नाव
(Name of the Party)
८. मुद्रांक शुल्क रक्कम
(Stamp Duty Amount)
९. परधानाधिकार मुद्रांक विक्रीच्याची सूची व परवाना क्रमांक तसेच श्री. शौकत विचोकर
मुद्रांक विक्रीचे ठिकाण/पत्ता १२०२०१०, राताम घान
(ज्या शासनासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच शासनाच्या
मुद्रांक खरेदी केलेल्यामुळे ५-०-१९८० नंतरच्या संघनकारक आहे.)

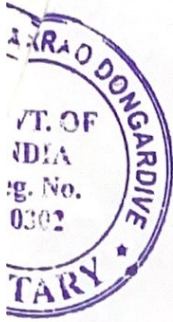
18/08/25

Raut Landmark UP



CRISTO





I, Mr. Priyank Sandeep Raut, duly authorized by the Promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title Report to the land on which the development of the project is proposed



A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the project land is free from all encumbrances.
3. That the time period within which the project which is 'RL SADGURU' shall be completed by the promoter on or before **30th June 2028**.
4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5.
6. That the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all the pending approvals on time, from the competent authorities.
8. That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

For Raut Landmark LLP



Authorized Signatory



Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by us therefrom.

Verified by me at Mumbai

on this _____ day of _____

21 AUG 2025



Deponent



BEFORE ME



JAGDISH TRYAMBAKRAO DONGARDIVE
Advocate High Court & Notary, (Govt of India)
Rahul Chawl Committee, Kranti Nagar,
Akurdi Road, Kandivali (East),
Mumbai-400 101

21 AUG 2025