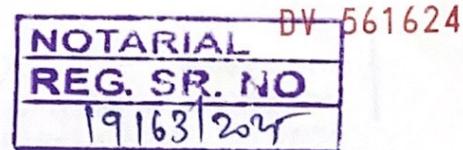




महाराष्ट्र MAHARASHTRA 2025



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

55A019

जोडान्न- २/Annexure-II

१. मुद्रांक दिल्ली नॉटरियल अनु. नम्बर- २/दिनांक (Serial No./Date) _____
२. दस्तावा एकार (Nature of document) _____
३. दस्त चौंदपी अस्तावा बोलत रहे ? (Whether it is to be registered) _____
४. गिरजनीचे शेंडकवात नोंद (Property Description in brief) _____
५. मुद्रांक विकर देणाऱ्याचे नाव व राही (Stamp Purchaser's Name & Signature) _____
६. हस्त असल्याचे त्याचे नाव, पाता राही (If through, owner, person then Name, Address & Signature) _____
७. दुसऱ्या प्रकारात नाव (Name of the Party) _____
८. मुद्रांकाची रबकम (Stamp Duty Amount) _____
९. परायेनारांक मुद्रांक विक्रेत्याची सही व परवाना क्रांत तसेच श्री. ईकान टिंचोडीकर मुद्रांक विक्रीचे ठिकाना/पत्ता # २०२०१०, नालासोला (ज्या शारणातही न्यांनी कुणक खाली थेत्वा त्यानीस्थाय डारवातापांच मुद्रांक ठारेदी वैल्यानासुन # १८८८ वाराणे लंघनकारक आहे.)

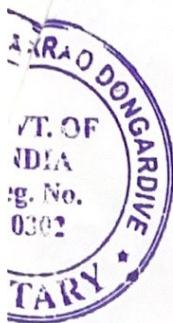


ANISH TD.

18/08/25

Raut Landmark UP





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 DONGARIVE
Advocate High Court & Notary, (Govt of India)
Rahul Chawl Committee, Kandivali Nagar,
Akurli Road, Kandivali (East),
Mumbai-400 101

21 AUG 2025