Sandeep Dwellers Pvt. Ltd.

DECLARATION

FOR THE PURPOSE OF SEQUENCE OF EVENTS RELATED SHIFTING OF MHADA TENEMENTS FROM SDPL PARADISE, KH. NO. 53/2, 54, 58, 59/3, MOUZA DABHA, WARD 68, NAGPUR TO SDPL AASHRAY, KH. NO. 18/3, MOUZA DABHA, WARD 68, NAGPUR.

We hereby declare that we have already applied for shifting of MHADA tenements from SDPL Paradise, Kh. No. 53/2, 54, 58, 59/3, Mouza Dabha, Ward 68, Nagpur to SDPL Aashray, Kh. No. 18/3, Mouza Dabha, Ward 68, Nagpur. The synopsis of the sequence of events which have taken place is as under:

1. Our layout was sanctioned on 21.02.2014 (SDPL Paradise) by NIT with total land area 7126.329 sq. mts. In this map it was clearly shown that 20% (1425.26 x basic zonal FSI) of the net plot area will constructed for EWS/LIG tenements to be handed over to MHADA as per notification dated 08.11.2013.
2. A notification dated 07.02.2015 on group housing was issued by GOM wherein 85% of the gross plot area – amenities area if any was permitted to be used as net residential plot area. Since our earlier sanction was granted as per old rules of 75% only, we applied for re-sanction.
3. On 15.02.2016 we received from Chief Officer, MHADA, Nagpur, asking us to give land of 1425.27 sq. mts.
4. On 18.02.2016 we replied to the above letter stating that we will be handing over constructed tenements to MHADA as shown in our sanctioned map.
5. On 06.04.2016 we again received a letter from chief officer MHADA asking to hand over land of 1425.27 sq. mts.
6. On 21.04.2016 we again replied stating that we will be handing over constructed tenements to MHADA as shown in our sanctioned map with reference to notification dated 08.11.2013.
7. On 04.06.2016 we received another letter from Chief Officer, MHADA, Nagpur, asking us to give copies of sanctioned map, ownership documents, specification and BOQ of building, time schedule of construction and current status of building work.
8. In our reply of 12.09.2016 we provided pointwise answers to the above letter and in the same letter we have also informed MHADA that we will be providing tenements of 20% in another land parcel in the same administrative ward and will not be constructing it on this land parcel as per notification dated 03.09.2015.
9. Our layout was revised by NIT on 15.03.2017 with total land area 8319.80 sq. mts. In this map it was clearly shown that 20% (1663.96 x basic zonal FSI) of the net plot area will constructed for EWS/LIG tenements to be handed over to MHADA.

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10. In December 2016 we submitted a new proposal for layout (SDPL Aashray on Kh. No. 18/3, Mouza Dabha) sanction in the same administrative ward.
11. The re-sanction of the SDPL Paradise had to be taken with 20% MHADA tenements in spite of the fact that we had already decided, communicated and moved for 2nd sanction, because as per NIT till the second layout was sanctioned with shifted tenements, it was not possible to remove the same from the SDPL Paradise sanction.
12. On 25.04.2017, we submitted the Building plans to NIT for revision in our existing project SDPL Paradise with no tenements for MHADA.
13. On 27.04.2017, we submitted the Building plans to NIT for our new proposal SDPL Aashray with the shifted tenements for MHADA from SDPL Paradise.
14. On 03.06.2017 MHADA wrote a letter to NIT that if NIT made any changes in the sanction of our SDPL Paradise wherein MHADA was to receive 1425.26 sq. mts tenements (wrongly written as area should be more) then they should not do so without intimation and NOC from MHADA.
15. On 27.06.2017 NIT gave demand of Rs.10,75,800 for the sanction of layout of our new proposal SDPL Aashray on Kh. No. 18/3 which we paid on 28.06.2017.
16. Accordingly when our SDPL Aashray came up for final sanction with MHADA tenements shifted from SDPL Paradise + MHADA tenements as required for the SDPL Aashray, NIT informed us verbally to get a NOC from MHADA and hence the sanction for SDPL Aashray on Kh. No. 18/3, Mouza Dabha was withheld by NIT.
17. Accordingly we gave a letter to MHADA, Nagpur on 25.07.2017 requesting for NOC / approval of the shifting of tenements from SDPL Paradise to SDPL Aashray as permitted through notification dated 03.09.2015.

The project which we have registered – SDPL Aashray – I will change completely because of the above situation including the land under development. We undertake to register the new project once we receive the required sanctions again from Nagpur Improvement Trust.

For Sandeep Dwellers Pvt. Ltd.

Gaurav Agarwala
Director

Dated: 29/07/2017