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.

3 - C, 'Gulmohar', Temple Road, Civil Lines, Nagpur - 440 001. CIN: U45200MH1990PTC058101
Tel: 91 712 2553866-68■ Fax: 91 712 2525210 ■ E-Mail: info@sandeepdwellers.com■Web:www.sandeepdwellers.com

Scanned by CamScanner

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.
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.
18. We are under obligation to provide **1736.125 Sq.Mts.** out of Land Bearing Sr.No.18/3 of Mouza Dhaba and **2079.95 Sq.Mts.** out of Land Bearing Sr.No. 53/2, 54, 58, 59/3. However, as approved by Nagpur Improvement Trust, we shall be handing over 1736.125 Sq.Mts. & 2079.95 Sq.Mts. = 3816.075 Sq.Mts. duly developed to Housing Board out of Land Bearing Sr.No.18/3 of Mouza Dhaba, Nagpur.
19. Nagpur Improvement Trust had issued proportionate occupancy certificate in respect of development on Land Bearing Sr.No.53/2, 54, 58, 59/3 of Mouza Dhaba on 29.10.2016 to the extent of 4224.620 Sq.Mts. Out of the total sanctioned area, Housing Board was entitled for 1816.784 Sq.Mts. Out of which the developer is entitled to retain 446.270 Sq.Mts. as service apartments. Thus Housing Board was entitled for 1370.514 Sq.Mts. out of the total sanctioned area. As we have developed only 48.18% of the total project as on 29.10.2016 we were under obligation to hand over only 660.313 Sq.Mts. (1370.514 Sq.Mts. x 48.18%) to Housing Board as per the notification dated 08.02.2016. It will further not be out of place to mention here that the said occupancy certificate has been revoked by Nagpur Improvement Trust on 03.11.2017 as proportionate tenements for MHADA had not been made. The occupancy certificate stands cancelled till further order.

Scanned by CamScanner

20. That accordingly as mentioned above Nagpur Improvement Trust on 07.11.2017 has sanctioned the layout plan in respect of Land Bearing Sr.No.18/3.
21. That, Nagpur Improvement Trust has sanctioned Building vide Permit No. B.E.(WEST)/Case No. AB-2552/Tracking No. 2017042716/1060/1157 dated 05.12.2017 in respect of Land Bearing Sr.No.18/3 and the complex shall be named and styled as SDPL ASHRAY.
22. we have submitted our Undertaking Dt.29.09.2017 submitted to Nagpur Improvement Trust on 05.10.2017, whereby we have agreed to hand over the Tenements to be handed to MHADA to the tune of **1736.125 Sq.Mts.** out of Land Bearing Sr.No.18/3 of Mouza Dhaba and **2079.95 Sq.Mts.** out of Land Bearing Sr.No. 53/2, 54, 58, 59/3 on Kh. No. 18/3 within 18 months from the date of Building Permit, that is we will take Occupancy certificate for the complete tenements to be handed over to MHADA by 05.06.2019.
23. After taking the Occupancy certificate for MHADA tenements built on Kh. 18/3, the part occupancy certificate for Wing A, B and Club house will be re-issued by the Planning authority.

The Project SDPL Paradise Wing A & B has been completed in all aspects and the only reason for cancellation of Occupation permit is the non-construction of proportionate tenements of EWS/LIG to be handed over to MHADA. We have already given an undertaking that we will complete the requisite tenements by 5th June 2019 and will again obtain the Occupation permit for Wing A, B and Club house.

For Sandeep Dwellers Pvt. Ltd.

Gaurav Agarwala
Director

Dated: 5th Apr 2018

Scanned by CamScanner

NAGPUR IMPROVEMENT TRUST
APPENDIX 'K'
Form for Occupancy Certificate

NO.D.O. (WEST)/OCCU. PERMIT/ 3137 **Nagpur Dated** 29/10/16

To,

M/s. Sandeep Dwellers Pvt. Ltd.
Through, Director, Shri. Gaurav Agarwala
3-C, Gulmohar Temple Road,
Civil Line, Nagpur

Architect, Licensed Engineer: - SHRI. ANAND N. SARDA
L.S. No. 1196
N.I.T. RG. NO. CA/99/24614

Structural Engineer/Supervisor: - AAJ ENGINEERS & CONSULTANTS Reg. No. 2672

The part development work/erection part building No. Revenue Survey No..... City Survey No. ...., **Mouza-Dabha, Kh. No. 52/2, 54, 58, 59/3** situated at 12.00 m. wide Pandhan Road/Street has completed under the supervision of **SHRI. ANAND N. SARDA** Architect, Licensed Engineer/Structural Engineer/Supervisor, /License No **1196** may be occupied for **Groung Floor, 1st ,2nd , 3rd , 4th , 5th, 6th, 7th 8th, 9th Floor (Wing A & B) and Club House (G+1)** on the following condition:-

1. As per sanctioned **Building/Permit No. B.E. (W)/201408023/7935/3301, dated 02/08/2014.**

2. Construction of **G+9th floor (Wing A & B) and Club House (G+1)** For Residential use only.

3. This part occupancy is subject to the Indemnity submitted by you.

4. This part occupancy is subject to compliance of all points mentioned in the building permit & submission of all NOC's (Final Fire NOC from NMC) prior to issuance of final occupancy permit by N.I.T.

Divisional Officer (West),
Nagpur Improvement Trust,
Nagpur.

Copy submitted to:-

1) Executive Engineer (West), Nagpur Improvement Trust, Nagpur for information please.
2) Building Engineer (West), Nagpur Improvement Trust, Nagpur for information please.

NAGPUR IMPROVEMENT TRUST

Office of the Division Officer (West), North Ambazari Road, Nagpur-33
Phone No. 0712-2232282

No. E.E.. (West)/ 5785 Nagpur, dated: 23/11/17

To,
M/s. Sandeep Dwellers Pvt. Ltd.
Through, Director, Shri. Gaurav Agarwala
3-C, Gulmohar Temple Road,
Civil Line, Nagpur
440001

Subject: Regarding Revocation of Occupancy certificate issued by Division office (West) on dated 29/10/2016.

Reference :-
1) Original agreement of sanctioned of layout dt. 21/02/2014.
2) Sanction Building/Permit No. B.E.(W)201408023/7935/330, dated 02/08/2014.
3) Agreement on dated 18/05/2016
4) The part occupancy certificate issue by this office vide letter dated 29/10/2016.
5) Revised layout plan of Kh. No. 53/2, 54, 58, 59/3 of Mz-Dabha sanctioned vide letter dt. 16/03/2017.

With reference to above subject, this is to inform that the part occupancy certificate issued to you by Division Office (West) vide letter No. 3137, dated 29/10/2016 for G + 9 floor (Wing A & B) & club house (G + 1), situated in Mz-Dabha, Kh. No. 53/2, 54, 58, 59/3 as per your request letter on dated 21/10/2016.

As per revised agreement dated 18/05/2016 vide Clause No. 13 it states that " The proposal submitted by party no. 2 is under group housing scheme as per government notification no. TPV-4312@CR-45/2012(1)/UD-11 dated 08/11/2013, Provision of EWS/LIG Housing in the form of the tenements of size ranging 30 to 50 sq. mt. shall be constructed at least to the extend of 20% of the net plot area." But you did not comply the same till date, hence as per the order of Hon. Chairman Dt 23/09/2017 the occupancy certificate issued vide letter dt. 29/10/2016 by Division Office (West) stands cancelled till further order.

04-12-2017

(P. P. Dhankar)
Executive Engineer (West)
Nagpur Improvement Trust,
Nagpur

Copy to :-
1) Superintending Engineer (H.Q.) N.I.T. Nagpur submitted for information please.
2) Dy.Director T.P. , N.I.T. Nagpur submitted for information please
3) A.E.(Planning), N.I.T. Nagpur for information please.
4) Building Engineer (West), Nagpur for information please.
5) P.A. to Hon. Chairman, Nagpur for information please.

Scanned by CamScanner