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NOTARIAL REG. ENTRY NO. 5297 DATE 18/9/2020

NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) INDIA Regn. No. 8196 GOVT. OF INDIA

NAGPUR TREASURY WM 567566 29 JUN 2020 Senior Head Clerk / Sr.

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 M/s. Sandeep Dwellers Private Limited promoter of the proposed project "SDPL Aashray Hazaripahad" situated at Plot No. 4 & 5, Kh. No. 25/5 Mouza Hazaripahad, Nagpur – 440007, duly authorized its Director Mr. Gaurav Agarwala vide its authorization letter / Board Resolution dated 18th March 2016.

I, Gaurav Agarwala, Director of Sandeep Dwellers Private Limited, 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

2. There are no encumbrances.

For Sandeep Dwellers Pvt. Ltd.

Director

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3. That the project will be completed before 30/09/2025 i.e. within the time period mentioned by the promoter from the date of registration of project;

4. (a) For new projects :
That seventy per cent of the amounts realised by me/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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 utilised 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 Sandeep Dwellers Pvt. Ltd.

Deponent Director

Verification

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

For Sandeep Dwellers Pvt. Ltd.

Verified by me at **NAGPUR** on this 18th day of September 2020.

Deponent Director

SEAL OF NOTARY YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) India Reg. No. 8196 GOVT. OF INDIA

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CANCELLED

...UKH ME ON THIS 18 nd
...AY OF Sep 20 20 AT NAGPUR BY
SHRI/SMT/KU as above
R/O NAGPUR WHO HAS BEEN IDENTIFIED
BY SHRI/SMT
ADVOCATE NAGPUR

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NOTARY
GOVT. OF INDIA
NAGPUR (M.S.) IND

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Sandeep Dwellers Pvt. Ltd.

CERTIFIED TRUE COPY OF THE RESOLUTION OF BOARD OF DIRECOTRS OF SANDEEP SWELLERS PVT. LTD.PASSED AT A MEETING OF THE BOARD HELD ON 18th MARCH 2016 AT THE REGD. OFFICE OF THE COMPANY AND DULY RECORDED IN THE MINUTE BOOK OF THE COMPANY.

RESOLVED THAT in suppression of the earlier resolution, dated 2nd September 2004, the following persons of the Company in discussion (enter into Agreements), negotiations, finalization of t any deal of movable, immovable property of any nature with any Person, Government, and Semi Government authorities:

Sr.No.	Name	Designation	DIN
1	Shri Ashok Agarwala	Director	00419769
2	Shri Anil Agarwala	Director	00522405
3	Shri Gaurav Agarwala	Director	00391708
4	Shri Rahul Agarwala	Director	05310281
5	Shri Harish Kumar Dass	Chief Executive	

FURTHER RESOLVED THAT aforesaid persons be and are hereby singly or jointly authorized to Sign, Execute any Document, Agreement to Sale, Sale Deed and /or to issue Power of Attorney in favour of any person, verify Affidavits relating to sale, purchase of movable, immovable properties including land, building, flats, offices constructed / to be constructed by the Company and to represent the Company in any legal matters before any court of law, judicial, quasi-judicial authorities.

FURTHER RESOLVED THAT a certified true copy of the Resolution be and is hereby given under the signature of Mr. Anil Agarwala and Mr. Rahul Agarwala

FOR SANDEEP DWELLERS PVT. LTD

ANIL AGARWALA
DIRECTOR
DIN: 00522405

RAHUL AGARWALA
DIRECTOR
DIN: 05310281

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