भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

ZP 622259

25 FEB 2022

NOTARIAL REG.
ENTRY NO. 2701
DATE 8/3/22

NOTARY
JOGENDRA S. JAMBHULKAR
Nagpur Dist.
Regn. No. 8496
GOVT. OF INDIA

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 - DEVELOPER

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Sandeep Dwellers Private Limited promoter of the proposed project "SDPL Aashray Hazaripahad II" situated at Plot No. 3 & 4, 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 asunder:

1. That the promoter Mr. Kunal Agarwal and Mr. Gaurav Agarwal has a legal title Report to the land on which the development of the proposed project is to be carried out

   AND

   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 realestate project is

For Sandeep Dwellers Pvt. Ltd.

Director

१ नमुना नं.	53104 दि. 28/02/2022
२ दस्ताचा प्रकार	अभिहस्तांतरण
३ [illegible]	पक्षकार
४ [illegible]	
५) मुद्रांक विक्रेता यांचे नाव व पत्ता	Sandeep Dwellers Pvt. Ltd Nagpur
६) हस्ते अदाकारास (खरेदी करणारा) यांचे नाव, पत्ता व सही	
७) दुसऱ्या पक्षकाराचे नाव	
८) मुद्रांक शुल्क रक्कम	100/-
श्रीमती रत्नमाला कावरे	मुद्रांक विक्रेता, ला.क्र. १/१२२६, कोड क्र. ४६०१०४३ जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)
ज्या कारणासाठी ज्याची मुद्रांक खरेदी केला त्याची सही व कार्यालयाचे पूर्ण खरेदी केल्याच्या ६ महिन्यात तारखेपर्यंत वैधकारक आहे	

YOGENDRA S. JAMBHUL
Nagpur (M.S.)
NOTARY
GC

enclosed herewith.

2. That the project land is free from all encumbrances.

3. That the time period till 31st Mar 2027 within which the project shall be completed is by the promoter;

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 maybe.

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 8 day of March 22

Deponent Director

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

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

SWORN BEFORE ME ON THIS 8 TH
DAY OF March 2025 AT NAGPUR BY
SHRI./SMT./KU. ap abrid
R/O NAGPUR WHO HAS BEEN IDENTIFIED
BY SHRI./SMT.
ADVOCATE NAGPUR

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

