

महाराष्ट्र MAHARASHTRA ◑ 2021 ◑

M/s. S. R. MATTA NOTARY NAGPUR DIST. (M.S.) GOVT. OF INDIA

NOTARIAL REG. ENTRY No. 4352 DATE 8/2/2022

NAGPUR TREASURY ZB 899196 04 JAN 2022 Stamp Head Clerk/Sr. Clerk

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 Dabha II" situated on the plot bearing Survey No. 260, Kh. No. 18/1, Mouza Dabha, Nagpur – 440023, 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

11 3 JAN 2022

१) मुद्रांक विक्री नोंद वही अनुक्रमांक	२२/०२ दिनांक
२) दस्ताचा प्रकार	पुनी
३) दस्त नोंदणी करणे आहेत का ?	होय / नाही
४) मिळकतीचे थोडक्यात वर्णन	
५) मुद्रांक विक्री घेणाऱ्याचे नाव व सही	रविंद्र [illegible]
६) हस्ते अक्षरात स्वतंत्र नाव पत्ता व सही	[illegible]
७) दुकान चालकाचे नाव	
८) मुद्रांक शुल्क रक्कम	100
एकशत रुपये	मुद्रांक विक्रेता ला.क्र. १४/१५८६ कोड क्र. ४६७५०१६ जिल्हाधिकारी परिसर, ता. कारंजा जि. वाशिम (भाग २)

ज्या कारणासाठी त्यांनी मुद्रांक खरेदी केला त्यासाठी त्याचे कारणासाठी मुद्रांक खरेदी केल्यापासून ६ महिन्यात वापरणे बंधनकारक आहे



3. That the project will be completed before 31/01/2027 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 _____ of _____.

Deponent *Director*

NOTARY MRS. S. R. MATTA NAGPUR DISTT. (M.S.) INDIA REGD. No. 6776 GOVT. OF INDIA

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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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