भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

◑ 2022 ◑

NAGPUR TREASURY
10AA 590110
18 NOV 2022
Head Clerk / Sr. Clerk

NOTARIAL REG.
ENTRY NO. 14127
DATE 07/12/22

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 Pvt. Ltd. and 11 others being the promoter of the proposed project "**Aaranyam – A project by SDPL**" situated at F. Sr. No. 73/2, 74 & 73/3 out of land bearing F. Sr. No. 72/1, 72/2, 73/1 & 73/3 of Mouza Lawa, Tah. Nagpur (Gramin), Distt. Nagpur, duly authorized its Power of Attorney holder, and 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 land owners as mentioned under have a legal title Report to the land on which the development of the proposed project is to be carried out

For Promoter No. 1, 8, & 9 ASHOK SUBHAS KUMAR AGARWALA	REENA ASHOK AGARWALA	For Promoter No. 3 & 10 ANIL SUBHAS KUMAR AGARWALA	SMITA ANIL AGARWALA
For Promoter No. 5, 11, & 12 GAURAV ASHOK AGARWALA	AKANKSHA GAURAV AGARWALA	RAHUL ASHOK AGARWALA	

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

१) दस्ताचा प्रकार / अनुच्छेद क्रमांक — Agreement

२) दस्त नोंदणी करण्यात आहेत काय ? — नाही

३) नोंदणी होणार असल्याचा दुय्यम निबंधक कार्यालयाचे

४) पिलकतीचे वर्णन —

५) मोबदला रक्कम — 1001

६) मुद्रांक विक्रेत यांच्याकडे नाव — Sandeep Dwellers Pvt Ltd

७) दुसऱ्या पक्षकाराचे नाव

८) हस्ते असलेल्यास त्यांचे नाव व पत्ता

९) मुद्रांक शुल्क रक्कम — 23 NOV 2022

१०) मुद्रांक विक्री ची अनु. क्रमांक — 34532

११) मुद्रांक विक्रेत [illegible]

नरेंद्र मुन्नालाल जैस्वाल

मुद्रांक विक्रेता, जि. [illegible] कोड क्र. ४६०१००१
जिल्हाधिकारी परिसर, त कार्यालय, नागपूर (शहर)

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 real estate project is enclosed herewith.

Promoters:

i. Shri Ashok Agarwala S/O Late Shri. Subhas Kumar Agarwala
ii. Smt. Reena Agarwala W/O Shri Ashok Agarwala
iii. Shri Anil Agarwala S/O Late Shri. Subhas Kumar Agarwala
iv. Smt. Smita Agarwala W/O Shri Anil Agarwala
v. Shri Gaurav Agarwala S/O Shri Ashok Agarwala
vi. Smt. Akanksha Agarwala W/O Shri Gaurav Agarwala
vii. Shri. Rahul Agarwala S/O Shri. Ashok Agarwala
viii. M/s Subhas Kumar Ashok Kumar (HUF) through Karta Shri Ashok Agarwala
ix. M/s Ashok Agarwala & Sons (HUF) through Karta Shri Ashok Agarwala
x. M/s Anil Agarwala (HUF) through Karta Shri Anil Agarwala
xi. M/s Gaurav Agarwala (HUF) through Karta Shri Gaurav Agarwala
xii. M/s Sandeep Dwellers Pvt. Ltd.

2 There are no encumbrances.

3 That the project will be completed before 31/12/2027 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.

Deponent

For Promoter No. 1, 8, & 9 ASHOK SUBHAS KUMAR AGARWALA	REENA ASHOK AGARWALA	For Promoter No. 3 & 10 ANIL SUBHAS KUMAR AGARWALA	SMITA ANIL AGARWALA
For Promoter No. 5, 11, & 12 GAURAV ASHOK AGARWALA	AKANKSHA GAURAV AGARWALA	RAHUL ASHOK AGARWALA	

Verification

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

Verified by me at **NAGPUR** on this 07th day of December.

Deponent

For Promoter No. 1, 8, & 9 ASHOK SUBHAS KUMAR AGARWALA	REENA ASHOK AGARWALA	For Promoter No. 3 & 10 ANIL SUBHAS KUMAR AGARWALA	SMITA ANIL AGARWALA
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NOTARY GOVT. OF INDIA YOGENDRA S. JAMBHULKAR Nagpur Dist. (M.S.) Regd. No. 5196

SWORN BEFORE ME ON THIS 7 DAY OF Dec 2022 AT NAGPUR BY SHRI/SMT./KU. As above R/O ..... WHO HAS BEEN IDENTIFIED BY SHRI/SMT. ..... ADVOCATE, NAGPUR.

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

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