



महाराष्ट्र MAHARASHTRA

2022

10AA 376940

29 NOV 2022

NOTARIAL REG.
ENTRY NO. 14125
DATE 07/11/22

FORM 'B'
[See rule 3(6)]

Stamp Head Clerk / Sec. Clerk

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. 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 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 have a legal title Report to the land on which the development of the proposed project is to be carried out

AND



For Sandeep Dwellers Pvt. Ltd.

Gaurav
Director

१) मुद्रांक दिनांक ०६/१२/२०२२

२) दस्तऐवज क्र. ४६२६८

३) दस्तऐवज क्र. ४६२६८

४) मिळकतीचे बंधनकारक नाव

५) मुद्रांक विस्तार घेण्यासाठी घेतलेली

Sandeep Dwellers Pvt Ltd. Nagpur

६) हस्ते अंमलात आणण्यासाठी घेतलेली

७) दुसऱ्या पक्षकाराचे नाव

८) मुद्रांक शुल्क रक्कम १००

९) मुद्रांक विक्रेता, ला.क्र. १/१९९९, बी.क्र. ४६०९०४३

जिल्हाधिकारी परिसर, त. कायस्थान, नागपुर (शहर)

१०) मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक

खरेदी केलापासून ६ महिन्यात वापरणे बंधनकारक आहे.



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.

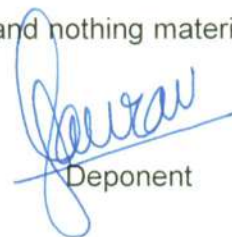
2. There are no encumbrances.
3. That the project will be completed before 31/12/2027 i.e. within the time period mentioned by the promoter from the date of registration of project;
4. (a) For new projects :
That seventy per cent of the amounts realised by me / promoter for the real estate project from 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 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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

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

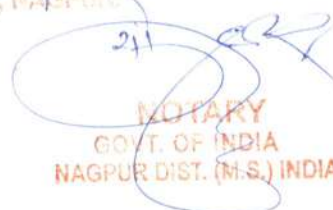

Deponent



For Sandeep Dwellers Pvt. Ltd.

Director

SWORN BY ME ON THIS 7
DAY OF Dec 22 AT NAGPUR BY
SHR/SMT/KU ad abdu
R/O.....WHO HAS BEEN IDENTIFIED
BY SHRI/SMT.....
ADVOCATE, NAGPUR.


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