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

NOTARIAL REG. 6453 34AA 135298

ENTRY No. 6453

DATE: 20/3/2023 25 JAN 2023

FORM 'B'

[See rule 3(6)]

Senior Head Clerk / Sr. Cl.

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 **"Swapna Niketan"** situated on the land bearing CTS No. 29 and 30, Sheet no 906/23, Kh. No. 24/4 and 24/6 of Mouza Wanjara, Tah. Nagpur, 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.

Director

S.R. MATTA NOTARY NAGPUR DIST. (M.S.) INDIA Reg. No. 6776 GOVT. OF INDIA

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 31/03/2026 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5 That the amounts from the separate account shall be withdrawn in accordance with Rule 5.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 20th day of March 2023

Deponent

Director

SWORN BEFORE ME ON THIS 20 TH
DAY OF March 20 23 AT NAGPUR BY
SHRI./SMT./KU ..... Deponent
R/O. NAGPUR WHO HAS BEEN IDENTIFIED
BY SHRI./SMT. .....
ADVOCATE NAGPUR

Mrs. S. R. MATTA
Advocate & Notary
918-B Clerk Town, Nagpur-1

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

S.R. MATTA NOTARY NAGPUR DIST. (M.S.) INDIA Reg. No. 6776 GOVT. OF INDIA

NOTARIAL NOTARIAL NOTARIAL NOTARIAL NOTARIAL

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

3 - C, 'Gulmohar', Temple Road, Civil Lines, Nagpur - 440 001. CIN: U45200MH1990PTC058101
Tel: 91 712 2553866-68 ■ Fax: 91 712 2525210 ■ E-Mail: info@sandeepdwellers.com ■ Web: www.sandeepdwellers.com

Scanned by CamScanner