Sandeep Dwellers Pvt. Ltd.

To,
MahaRERA

Sub: Declaration about Separate Bank Account for land owners

Dear Sir / Madam,

This is with reference to the query raised by MahaRERA on 8th Apr 2025 for our project Aaranyam Wanjara – A Project by SDPL, which was submitted for RERA registration.

The query - Mention RERA designated bank account details of all the landowners in accordance with order no. 56/2024, since there is revenue sharing agreement between the promoter and landowners.

M/s. Sandeep Dwellers Pvt. Ltd. (Promoter) had entered into a registered Development Agreement with the Landowners namely Hassan Patel, Hussain Patel and Hanif Patel in 2005. The copy of which has been uploaded in the land owners tab on RERA.

The land owners have been paid their entire share of remuneration mentioned in the development agreement. The land owners have also issued a No Dues Certificate for the complete receipt of amount.

Thus, since no further amount is receivable by the land owners for the Development Agreement, opening of three individual bank accounts for the land owners is not required.

Further, as per Order No. 60/2024, we would like to declare that the land owners are not promoters and thus opening of three individual bank accounts for the land owners is not required.

Date:- 9th Apr 2025

For Sandeep Dwellers Pvt. Ltd.

Director

Promoter

(Sign and Stamp)

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

100Rs.

NAGPUR TREASURY
A 474775
12 MAY 2005
ATO/Stamp RC/Sr. Clerk

महाराष्ट्र MAHARASHTRA

अ. क्र. 234 दि. 9-5-05 किं. 100/-
नांव ... हेमंत दुर्गादास पटेल ...
पत्ता ... [illegible] ...

ए. वी. भोसले
स्टॅम्प व्हेंडर
महाल, नागपूर.
ला.नं.२०/१९८६

NO DUE CERTIFICATE

We,

1) Shri Sk. Hassan S/o Late Shri Haji Ibrahim Patel, aged about 45 Yrs., Occ. Business, R/o Uppalwadi, Kamptee Road, Nagpur &

2) Shri Sk. Hussain S/o Late Shri Haji Ibrahim Patel, aged about 46 Yrs., Occ. Business, R/o Sheela Nagar, Gittikhadan, Nagpur &

3) Shri Sk. Hanif S/o Late Shri Haji Ibrahim Patel, aged about 30 Yrs., Occ. Auto Driver, R/o Uppalwadi, Kamptee Road, Nagpur

do hereby issue this **NO DUE CERTIFICATE** as we have received the agreed consideration amount from M/s Sandeep Dwellers Pvt. Ltd. A company incorporated under the provisions of Companies Act, 1956 having its registered office at 3B, Gulmohar, Civil Lines, Nagpur towards full and final payment Development Agreement Dt. 24.05.05 in respect of ALL THAT agricultural land bearing Field Survey No. 11-12/2 Occupation Class I, City Survey No.22 Sheet No. 916/10 situated at Mouza Wanjara, Nagpur within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust.

That We, further state that as we have received the entire consideration amount and We, have nothing to be received towards consideration amount or any other amount in any other form from M/s Sandeep Dwellers Pvt. Ltd. a company incorporated under the provisions of Companies Act, 1956 having its registered office at 3B, Gulmohar, Civil Lines, Nagpur as mentioned herein above. We therefore hereby discharge M/s Sandeep Dwellers Pvt. Ltd. a company incorporated under the provisions of Companies Act, 1956 having its registered office at 3B, Gulmohar, Civil Lines, Nagpur from all its liabilities arising out of the aforesaid development agreement.

IN WITNESS WHEREOF, THIS No due Certificate is executed on this 24th day of May' 2005 at Nagpur.

WITNESSES **OWNERS**

1) Smt. Sheikh Mumtaz Sk. Hassan Patel

Sk. Hassan Haji Ibrahim Patel

2) Smt. Sabera Parveen Sk. Hussain Patel

Sk. Hussain Haji Ibrahim Patel

3) Shri Binay Mukherjee

Sk. Hanif Haji Ibrahim Patel

SEAL OF NOTARY P.M. GUNDAWAR INDIA NAGPUR MAHARASHTRA STATE

BEFORE ME

24/05/05

NOTARY
MAHARASHTRA STATE
Nagpur India.

MY TERM EXPIRES ON 25-01-2006

CANCELLED

Order No: - 61 /2024

No. MahaRERA/Secy/File No. 27/677/2024
Date: 04/09/2024

Subject: Clarification of MahaRERA Order No. 56/2024 dated 27.06.2024

In order to ensure compliances of the provisions of Section 4(2)(I)(D) of the Real Estate (Regulation and Development) Act, 2016, MahaRERA has brought into force Order No. 56/2024, dated 27.06.2024, bearing No. MahaRERA/Secy/File No. 27/399/2024.

With the coming into force of the above-referred MahaRERA Order, there has been concerns voiced on the issue, whether Landowners having entitlement to Revenue Share / Area Share with the promoter-developer under a registered Development Agreement are required to maintain and operate the three bank accounts for the real estate project.

It is to be clarified that the above-referred MahaRERA Order requires only the Promoter as declared while seeking registration under Section 4 read with Section 3 of the RERA Act to follow the MahaRERA Order relating to the opening and operation of the three bank accounts. Thus, only in those cases where the Landowners makes a declaration of his being a promoter would he be required to open the three bank accounts and operate them in the manner provided in the above-mentioned MahaRERA Order. In case the Landowner is not a promoter and it not declared as such, then there is no requirement for such a Landowner to open the three bank accounts as mentioned in the above referred MahaRERA Order. It is to be noted that wherever the word 'Promoter' has been used in Order No. 56 of 2024, it shall have the same meaning and connotation as mentioned in Section 2(zk) of the RERA Act.

This clarification shall come into force with immediate effect.

(*As approved by the Hon'ble Chairperson*)

(Dr. Vasant Prabhu)
Secretary / MahaRERA

MAHARERA HEADQUARTERS
Housefin Bhavan, Plot No.C-21, E-Block, Bandra-Kurla-Complex, Bandra (E), Mumbai 400051
Tel. No. 022-68111600 • E mail : helpdesk@maharera.mahaonline.gov.in

महारेरा मुख्यालय
हाउसफिन भवन, प्लॉट नं. सी-21, ई ब्लॉक, वांद्रे-कुर्ला-कॉम्प्लेक्स, वांद्रे (पूर्व), मुंबई - ४०००५१.
दूरध्वनी. क्रमांक. ०२२-६८१११६०० ई-मेल : helpdesk@maharera.mahaonline.gov.in