



महाराष्ट्र MAHARASHTRA

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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 - DEVELOPER

Affidavit cum Declaration

Affidavit cum Declaration of M/s. Sandeep Dwellers Private Limited promoter of the proposed project "SDPL Greens Row House" situated at Plot B Kh. No. 11-12/3, City Survey No. 22, Mouza Wanjara, Nagpur - 440026, 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 M/s Rahul Properties has a legal title Report to the land on which the development of the proposed project is to be carried out

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

For Sandeep Dwellers Pvt. Ltd.

Gaurav
Director



क्रमांक	96093	दिनांक	26/12/2022
२) दर्ता क्रमांक	21/11/22		
३) दर्ता क्रमांक	क्रमांक		
४) मुद्रांक	संदीप देवनारस मोती		
५) दर्ता क्रमांक	मोती देवनारस		
६) दर्ता क्रमांक	मोती देवनारस		
७) मुद्रांक	Jee Akshat		
८) मुद्रांक	मोती देवनारस		
टी. एन. मोती	मोती देवनारस		
ज्या कारणासाठी ज्यांनी मुद्रांक देण्यात आला त्यांनी त्याच कारणासाठी मुद्रांक			
लपरेदी करण्यात आला आहे.			



- real estate project is enclosed herewith.
- 2 That details of encumbrances have been enclosed herewith including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.
 - 3 That the time period till 28th Feb 2027 within which the project shall be completed is by the promoter;
 - 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 - 5 That the amounts from these separate accounts shall be withdrawn in accordance with Rule 5.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 maybe.

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.

Deponent  Director

Verified by me at NAGPUR on this _____ day of _____.



Sworn before me on this 28th
day of Feb. 2022 at Nagpur by
Shri/Smt./Ku. Above deponent
R/o Nagpur who has been identified
by Shri/Smt.
Advocate, Nagpur.

28.2.2022
NOTARY
Suresh S. Meshram
Govt. of India
Nagpur (M.S.) India

