

DATE 28/02/2022 FORM 'B' [See rule 3(6)]

NOTARIAL REG.

ENTRY NO. 5700

1 A FEB 2027

Stamp Head Clerk/Sr. Cler

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER -DEVELOPER

Affidavit cum Declaration

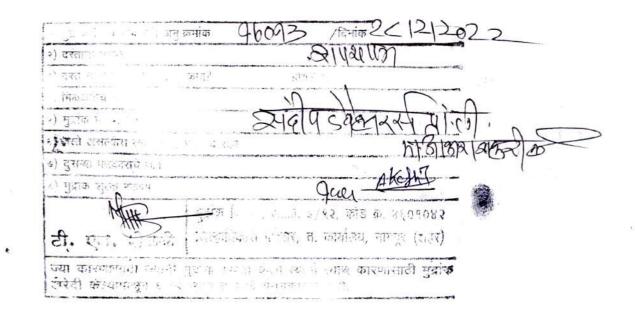
Affidavit cumDeclarationofM/s. Sandeep Dwellers Private Limited promoter of the proposed project "SDPL Greens Row House" situated at Plot B Kh. No. 11-12/3, City Survey No. 22, Mouza Wanjara, Nagpur - 440026, duly authorized its Director Mr. Gaurav Agarwala vide its authorization letter / Board Resolution 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:

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

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 Pvi. Lit



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real estate project is enclosed herewith.

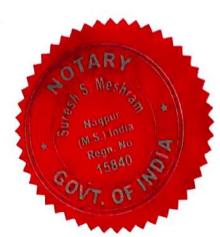
- That details of encumbrances have been enclosed herewith including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.
- That the time period till 28th Feb 2027 within which the project shall be completed is by the promoter;
- (a) For new projects: That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from timetotime, shallbe 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.
- ThattheamountsfromtheseparateaccountshallbewithdrawninaccordancewithRule 5. 5
- That the promoter shall get the accounts audited within six months after the end of 6 everyfinancialyearbyapracticingCharteredAccountant,andshallproduceastatementof 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.
- 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 changesoccurring.
- Thatthepromoterhasfurnishedsuchotherdocumentsashavebeenprescribed by the rules and regulations made under theAct.

10	Thatthepromotershallnotdiscriminateagainstanyallotte	
A PORTOR	apartment, plot or building, as the case maybe.	For Sandeep Dwellers Pvt. Ltd.
0		Depone 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

Verified bymeatNAGPURonthis____dayof_





Sworn before me on this 28th

day of Feb. 20. 2.2 at Nagpur by
Shri/Smt./Ku. Above de Ponent

R/o Nuel Pull who has been identified

by Shri/6mt.

Advocate, Nagpur. 2022

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



