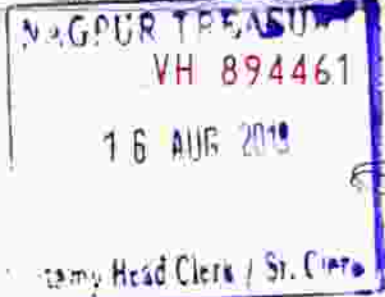




महाराष्ट्र MAHARASHTRA

2019



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**

Affidavit cum Declaration

Affidavit cum Declaration of the below mentioned Land Owners / Promoter of the proposed project "SDPL Aashray Beltarodi" situated at Plot No. R1, R2, R3, R4, R5 on Kh. No. 5/2 and Plot No. R1 on Kh. No. 6/1, P.H. No. 38, Mouza Beltarodi, Nagpur – 441108, duly authorized through their Power of Attorney Holder Mr. Gaurav Agarwala.

- 1) **Shri Kunal S/o Late Shri Ashok Agarwal**, aged about 35 Yrs., Occ. Business, R/o Silver Oak, Raj Nagar, Katol Road, Nagpur – 440013 having PAN No. AEPA9414N &
- 2) **Smt. Sharda Devi Wd/o Late Shri Subhas Kumar Agarwala**, aged about 79 Yrs., Occ. Household, R/o Silver Oak, Raj Nagar, Katol Road, Nagpur – 440013 having PAN No. ACJPA0626R &
- 3) **Shri Rahul S/o Shri Ashok Agarwala**, aged about 34 Yrs., Occ. Business, R/o Silver Oak, Raj Nagar, Katol Road, Nagpur – 440013 PAN No. AEDPA2431C &



१) मुद्रांक विक्री नोंद नवी जपू. क्रमांक	38093	दि. 19/08/19
२) पुरातन प्रत्यक्ष		
३) एकच नोंदणी करणार आहेत काय?	ना/हो	
४) मालकाला नोंदण्यात येणार		
५) मुद्रांक विक्री नोंदण्याचे नाव व ठेकी	Sandeep Dwellers Pvt. Ltd., Nary	
६) हस्त अस्तालाय त्यांचे नाव, पत्ता व राहणी		
७) मुद्रांक पत्रकाराचे नाव		
८) मुद्रांक शुल्क रक्कम	100/-	
९) धीमती इन्फोमॅटिक्स कायदे	मुद्रांक विक्री, ला.क्र. १/१९९६, कोड क्र. ४६०१०४३ जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)	
ज्या कारणासाठी ज्यांनी मुद्रांक खरेदी केला त्यांनी त्याच कारणासाठी मुद्रांक खरेदी करण्यापासून ६ महिन्यांत कायदा न्यायकारक आहे.		



- 4) **Smt. Kamlesh W/o Shri Harish Kumar Dass**, aged about 74 Yrs., Occ. Business, R/o Damyanti Apartments, Civil lines, Nagpur 440001 having PAN No. ABFPD7704E &
- 5) **Dr. Mrs. Sona W/o Dr. Amit Chaturvedi**, aged about 45 Yrs., Occ. Doctor, R/o 15, Dhanwantri Nagar, Wardha having PAN No. AAWPC1964H &
- 6) **Shri Ajay S/o Shri Jagdish Kumar Sood**, aged about 65 Yrs., Occ. Doctor, R/o Rabindranath Tagore Marg, Nagpur – 440001 having PAN No. ACCPS6203M &
- 7) **Smt. Kanta S/o Shri Sodesh Kumar Sood**, aged about 84 Yrs., Occ. Household, R/o Damyanti Apartments, Civil Lines, Nagpur – 440001 having PAN No. AORPS5149D &
- 8) **Shri Sanjay S/o Shri Sodesh Kumar Sood**, aged about 52 Yrs., Occ. Business, R/o Damyanti Apartments, Civil Lines, Nagpur – 440001 having PAN No. ABKPS1709D
- 9) **Dr. Ashish Malhotra S/o Shri Krishan Kumar Malhotra**, aged about 57 Yrs., Occ. Doctor, having PAN No. ADUPM8571F, R/o Civil Lines, Raipur,

I, Gaurav Agarwala, duly authorized through power of attorney by the land owners of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title Report to the land on which the development of the project is proposed

2. We would like to hereby declare to the Maha-RERA Authority that a loan has been taken from IDFC Capital First Bank against the land on Kh. No. 5/2. The promoter also declares that necessary NOC will be obtained from IDFC Capital First Bank at the time of entering into the Agreement to Sell with prospective customers. There are no other encumbrances.

3. That the project will be completed 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.

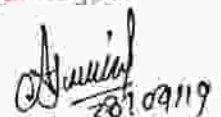
Verified by me at **NAGPUR** on this 28th day of Sept 2019


Deponent



Be Sworn Solemnly Affirmed:
by Chakrap

Who is personally known to me/ Identified by _____
before me on this 28th day
of Sept 2019 at Nagpur


28/09/19

ARCHANA D. JAISWAL
NOTARY (Regn. No. 4753)
KHARE TOWN, DHARAMPET,
NAGPUR-440010

NOTARIAL

NOTARIAL

NOTARIAL

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NOTARIAL



महाराष्ट्र MAHARASHTRA

2018

NAGPUR TREASURY
TN 184757
18 AUG 2018
Stamp Head Clerk / Sr. Clerk

POWER OF ATTORNEY

KNOW ALL MEN THAT We,

- 1) Shri Kunal S/o Late Shri Ashok Agarwal, aged about 35 Yrs., Occ. Business, R/o Silver Oak, Raj Nagar, Katol Road, Nagpur - 440013 (Owner of Plot No.R - 1) having PAN No.AEPA9414N &
- 2) Smt. Sharda Devi Wd/o Late Shri Subhas Kumar Agarwala, aged about 79 Yrs., Occ. Household, R/o Silver Oak, Raj Nagar, Katol Road, Nagpur - 440013 (2 & 3 are Owner of Plot No.R - 2 & 3) having PAN No.ACIPA0626R &
- 3) Shri Rahul S/o Shri Ashok Agarwala, aged about 34 Yrs., Occ. Business, R/o Silver Oak, Raj Nagar, Katol Road, Nagpur - 440013 (2 & 3 are Owners of Plot No.R - 2 & 3) having PAN No.AEDPA2431C &
- 4) Smt. Kamlesh W/o Shri Harish Kumar Dass, aged about 74 Yrs., Occ. Business, R/o Damyanti Apartments, Civil lines, Nagpur 440001 (Owner of 25% share in Plot Nos.R - 4 & 5) having PAN No.ABFPD7704E &

For Sandeep Dwellers Pvt. Ltd.

Sandeep
Director

१. वस्तु प्रकार/अनुच्छेद क्रमांक		उपयुक्त
२. वस्तु नोंदणी करणार आहेस काय ?	होय/नाही	
३. नोंदणी लागू असल्यास वस्तुचा विवरण/व्यापार/उद्योग/विभाग	सुरक्षा निबंधन का.	
४. निव्वळवैधीय वर्गीत		
५. मोबदला पद्धत		
६. मूल्यांकन विधान	संदर्भ डेक्कन प्रा. जि.	
७. मूल्यांकन तालिका	जपेत	
८. वस्तु वर्गीत		
९. वस्तु वर्गीत		
१०. वस्तु वर्गीत	29185 दिनांक 20 AUG 2018	
११. वस्तु वर्गीत		
१२. वस्तु वर्गीत		
नावाग्रण गं. मोहाडीकर	मुद्रांक विक्रेता, ता. क्र. १५/९१, कोड क्र ४६०३०३३ जिल्हाधिकारी परिसर, त. कार्यालय, नागपूर (शहर)	

१. वस्तु वर्गीत

- 5) Dr. Mrs. Sona W/o Dr. Amit Chaturvedi, aged about 45 Yrs., Occ. Doctor, R/o 15, Dhanwantri Nagar, Wardha - ~~442102~~ (Owner of 25% (34.29%) share in Plot Nos.R-4 & 5) having PAN No.AAWPC1964H &
- 6) Shri Ajay S/o Shri Jagdish Kumar Sood, aged about 65 Yrs., Occ. Doctor, R/o Rabindranath Tagore Marg, Nagpur - 440001 (owner of 25% (15.71%) share in Plot Nos.R-4 & 5) having PAN No.ACCPS6203M &
- 7) Smt. Kanta S/o Shri Sodesh Kumar Sood, aged about 84 Yrs., Occ. Household, R/o Danyanti Apartments, Civil Lines, Nagpur - 440001 (Owner of 12.5% share in Plot Nos.R-4 & 5) having PAN No.AORPS5149D &
- 8) Shri Sanjay S/o Shri Sodesh Kumar Sood, aged about 52 Yrs., Occ. Business, R/o Danyanti Apartments, Civil Lines, Nagpur - 440001 (Owner of 12.5% share in Plot Nos.R-4 & 5) having PAN No.ABKPS1709D

Herein after referred to as Owner/s, which expression shall unless repugnant to the context or meaning thereof shall always mean and include their legal heirs, successors, administrators and assigns, hereby irrevocably nominate, constitute and appoint Shri Anil Agarwala, S/o Late Shri Subhas Kumar Agarwala, aged about 54 yr., Occupation Business, and Shri Gaurav Agarwala, S/o Shri Ashok Agarwala, aged about 39 yr., Occupation Business, both R/o Silver Oak, Raj Nagar, Katol Road, Nagpur - 440 013 being the Directors of the Company known as M/S SANDEEP DWELLERS PVT. LTD., as our true and Lawful Attorney jointly or severally in our name and on our behalf to do all acts, deeds and things which may from time to time be required to be done by us and carry out all or any of our duties and obligations as stated hereinafter.

WHEREAS the Owners have entered into an Agreement of Development Dt. ~~23-02-18~~ with M/s. Sandeep Dwellers Pvt. Ltd., a Company incorporated under the Companies Act, 1956, of India having its Registered Office at 3 B Gulmohar, Temple Road, Civil Lines, Nagpur - 440 001, for the development and sale of the property of the OWNER consisting of All THAT PIECE AND PARCEL OF Retainable Plot Nos.1, 2, 3, 4 & 5 each admeasuring 1500 Sq.Mts. totally admeasuring 7500 Sq.Mts. out of land bearing Kh.No.5/2, P.H.No.38 of Mouza Beltarodi, Tah. Nagpur (Gramin) more particularly described in the Schedule A & Schedule B & Schedule C & Schedule D & Schedule E of property, with a right to develop in terms of the said development agreement.

For Sandeep Dwellers Pvt. Ltd.


Director

AND WHEREAS as per the terms of the said agreement and with a view to give effect thereto, this Power of Attorney is executed in favour of the aforesaid Directors of the Developer Company in respect of the development and sale of the said property, we hereby authorise the Attorneys above named for us and on our behalf to do the following acts, deeds and things:

1. To represent the Owner/s before all Government, Semi Govt. Authorities, MHADA, Boards, Courts, Tribunals, Nagpur Improvement Trust authorities, Urban Land Ceiling Department authorities, Nagpur Municipal Corporation and individuals in connection with all or any matter referring to or arising out of the said Agreement of Development dated 23.08.18, with regard to the Retainable Plot Nos.1, 2, 3, 4 & 5 each admeasuring 1500 Sq.Mts. totally admeasuring 7500 Sq.Mts. out of land bearing Kh.No.5/2, P.H.No.38 of Mouza Beltarodi, Tah. Nagpur (Gramin) more particularly described in the Schedule A & Schedule B & Schedule C & Schedule D & Schedule E of property forming part & parcel of the instant deed and delineated and demarcated in the map annexed hereto and marked as ANNEXURE "A" which shall also be considered as part and parcel of the instant deed.
2. To do all acts, matters and things and sign all papers and documents, applications, forms, petitions, complaints, written statements, receipts, discharges, proposed/revised/final layout plans, building plans etc. as may from time to time be considered necessary by the Developer, in connection with the exercise of Powers and duties of the Owner, under the provisions of the agreement and the powers hereby granted.
3. To prepare, sign and submit plans, whether for revision or for new construction before the Nagpur Municipal Corporation, Nagpur Improvement Trust, MHADA, ULC, Gram Panchayat and other concerned authorities, and to do all necessary acts after sanctioning thereof, and to take delivery of sanctioned plan against payment of sanction fees.
4. To represent the Owner before the Nagpur Municipal Corporation, Nagpur Improvement Trust, MHADA, ULC, and other concerned authorities, and to make all payments on behalf of the Owner in connection with the sanction of building plan pending before it and to obtain sanction plan and to acknowledge the receipt of the same.
5. To sign and execute all documents, plans, letters, papers and agreements as may be necessary for obtaining the sanction of the project.

For Sandeep Dwellers Pvt. Ltd.


Director

6. To enter into agreement to sell all Flats, Shops and other Premises to be constructed to such persons, for such considerations and on such terms and conditions as the Developer may think fit.
7. To sign and execute and present and admit for Registration all Agreements with any Government Authorities, the Deed of Declaration, Agreement to Sale, Sale Deed etc., as may be necessary from time to time.
8. To receive and accept earnest money and /or advance from the intending purchasers under the agreement of sale entered into with them and acknowledge the receipts.
9. To apply for sanction and permission for drainage, water supply, gas, electricity, telephones in or to the buildings or other premises to be constructed and to do all such acts as may be necessary for obtaining such supplies and connections, and for the purpose thereof, to appear before the concerned authorities and represent the Owner, and to sign all papers, documents, undertakings which may have to be signed by the Owner while obtaining and /or applying for aforesaid permission and /or sanction.
10. To sign, execute agreements of sale which may be necessary from time to time for entering into an agreement of sale of Flats, Row Houses and any other premises and /or part thereof, and to receive the consideration money and grant acknowledgement thereof and to present the Agreement of Sale if required for registration before the Registrar of Assurances and to admit the execution thereof.
11. To give NOC to the prospective members to mortgage the property intended to be purchased by them with any financial institutions.
12. The aforesaid Directors of the Developer hereby accept the powers conferred on him and agree to carry out the same to give full effect to the terms and conditions of the said agreement. This Power of Attorney shall be coextensive with the Development Agreement.
13. The aforesaid irrevocable Power of Attorney is given to Shri Anil Agarwala and Shri Gaurav Agarwala not in their individual capacity, but in the capacity of they being the Directors of Sandeep Dwellers Private Limited as per decision and directions given by the said Company, which shall also be binding on the said Company. However the said attorney's jointly or severally shall be entitled to delegate/assign the powers to present any document and to admit the same before the sub-registrar of assurance for the purposes of its registration.
14. The OWNER hereby undertakes to ratify and confirm all or any of the aforesaid acts, deeds and things lawfully done by the said attorney's as if they were

For Sandeep Dwellers Pvt. Ltd.


Director

personally done by them and the same shall be binding upon the Owner provided always that all such acts, deeds and things shall be performed, carried out or done strictly in accordance with various sanctions, permissions and orders pertaining to the said property and the proposed scheme thereon.

SCHEDULE 'A' OF PROPERTY

ALL THAT PIECE and PARCEL OF LAND Retainable Plot No.1 admeasuring 1500 Sq.Mts. out of land bearing Kh.No.5/2, P.H.No.38 of Mouza Beltarodi, Tah. Nagpur (Gramin) and bounded as under :

ON THE EAST	: Kh.No.5/1
ON THE WEST	: Plot No.R-2 of Kh.No.5/2
ON THE NORTH	: Road and Kh.No.6/1
ON THE SOUTH	: Part of Plot No.R-5 of Kh.No.5/2

SCHEDULE 'B' OF PROPERTY

ALL THAT PIECE and PARCEL OF LAND Retainable Plot No.2 admeasuring 1500 Sq.Mts. out of land bearing Kh.No.5/2, P.H.No.38 of Mouza Beltarodi, Tah. Nagpur (Gramin) and bounded as under :

ON THE EAST	: Plot No.R-1 of Kh.No.5/2
ON THE WEST	: Plot No.R-3 of Kh.No.5/2
ON THE NORTH	: Road and Kh.No.6/1
ON THE SOUTH	: Part of Plot No.R-5 & R-4 of Kh.No.5/2

SCHEDULE 'C' OF PROPERTY

ALL THAT PIECE and PARCEL OF LAND Retainable Plot No.3 admeasuring 1500 Sq.Mts. out of land bearing Kh.No.5/2, P.H.No.38 of Mouza Beltarodi, Tah. Nagpur (Gramin) and bounded as under :

ON THE EAST	: Plot No.R-2 of Kh.No.5/2
ON THE WEST	: 7.5 Mt. Road followed by Public Utility/Open Space
ON THE NORTH	: Road and Kh.No.6/1
ON THE SOUTH	: Part of Plot No.R-4 of Kh.No.5/2

For Sandeep Dwellers Pvt. Ltd.


Director

SCHEDULE 'D' OF PROPERTY

ALL THAT PIECE and PARCEL OF LAND Retainable Plot No.4 admeasuring 1500 Sq.Mts. out of land bearing Kh.No.5/2, P.H.No.38 of Mouza Beltarodi, Tah. Nagpur (Gramin) and bounded as under:

ON THE EAST : Plot No.R-5 of Kh.No.5/2
ON THE WEST : 7.5 Mt. Road followed by Public Utility/Open Space
ON THE NORTH : Part of Plot No.R-2 & R-3 of Kh.No.5/2
ON THE SOUTH : Plot No.39 to 43 of Kh.No.5/2

SCHEDULE 'E' OF PROPERTY

ALL THAT PIECE and PARCEL OF LAND Retainable Plot No.5 admeasuring 1500 Sq.Mts. out of land bearing Kh.No.5/2, P.H.No.38 of Mouza Beltarodi, Tah. Nagpur (Gramin) and bounded as under:

ON THE EAST : Kh.No.5/1
ON THE WEST : Plot No.R-4 of Kh.No.5/2
ON THE NORTH : Part of Plot no.R-1 & R-2 of Kh.No.5/2
ON THE SOUTH : Plot No.36 to 38 of Kh.No.5/2

IN WITNESS WHEREOF the respective parties have set their hands and have signed this POWER OF ATTORNEY in presence of the attesting witnesses on 23rd day of August' 2018.

WITNESSES:



Kunal Ashok Agarwal

Sharda Devi Agarwala
Sharda Devi Agarwala



Rahul Ashok Agarwala



Kamlesh Dass



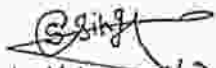

Sona Chaturvedi


Ajay Sood


Kanta Sood


Sanjay Sood
OWNER/S

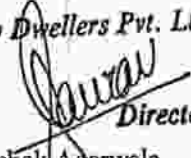
1. 
(MILIND SHIRBAVKAR)

2. 
(Shashi Singh)

Anil Subhas Kumar Agarwala
(Director - M/s. Sandeep Dwellers Pvt. Ltd.)

ATTORNEY

For Sandeep Dwellers Pvt. Ltd.


Director
Gaurav Ashok Agarwala
(Director - M/s. Sandeep Dwellers Pvt. Ltd.)

ATTORNEY



महाराष्ट्र MAHARASHTRA

2018

NAGPUR TREASURY

TN 013663

12 SEP 2018

Stamp Mand Clerk / Sr. Clerk

POWER OF ATTORNEY

KNOW ALL MEN THAT I,

Dr. Ashish Malhotra S/o Shri Krishan Kumar Malhotra, aged about 57 Yrs.,
Occ. Doctor, having PAN No. ADUPM8571F, R/o Civil Lines, Raipur, herein after
referred to as Owner/s, which expression shall unless repugnant to the context or meaning
thereof shall always mean and include their legal heirs, successors, administrators and
assigns, hereby irrevocably nominate, constitute and appoint Shri Anil Agarwala, S/o
Late Shri Subhas Kumar Agarwala, aged about 54 yr., Occupation Business, and Shri
Gaurav Agarwala, S/o Shri Ashok Agarwala, aged about 39 yr., Occupation Business,
both R/o

Silver Oak, Raj Nagar, Katol Road, Nagpur - 440 013 being the Directors of the Company known as M/S SANDEEP DWELLERS PVT. LTD., as our true and Lawful Attorney jointly or severally in our name and on our behalf to do all acts, deeds and things which may from time to time be required to be done by us and carry out all or any of our duties and obligations as stated hereinafter.

WHEREAS the Owner has entered into an Agreement of Development Dt. 19.09.18 with M/s. Sandeep Dwellers Pvt. Ltd., a Company incorporated under the Companies Act, 1956, of India having its Registered Office at 3 B Gulmohar, Temple Road, Civil Lines, Nagpur - 440 001, for the development and sale of the property of the OWNER consisting of All THAT PIECE AND PARCEL OF Retainable Plot No.1 admeasuring 1500 Sq.Mts. out of land bearing Kh.No.6/1, P.H.No.38 of Mouza Beltarodi, Tah. Nagpur (Gramin) more particularly described in the Schedule of property, with a right to develop in terms of the said development agreement.

AND WHEREAS as per the terms of the said agreement and with a view to give effect thereto, this Power of Attorney is executed in favour of the aforesaid Directors of the Developer Company in respect of the development and sale of the said property, we hereby authorise the Attorneys above named for us and on our behalf to do the following acts, deeds and things:

1. To represent the Owner before all Government, Semi Govt. Authorities, MHADA, Boards, Courts, Tribunals, Nagpur Improvement Trust authorities, Urban Land Ceiling Department authorities, Nagpur Municipal Corporation and individuals in connection with all or any matter referring to or arising out of the said Agreement of Development dated 19.09.18, with regard to the Retainable Plot No.1 admeasuring 1500 Sq.Mts. out of land bearing Kh.No.6/1, P.H.No.38 of Mouza Beltarodi, Tah. Nagpur (Gramin) more particularly described in the Schedule of property forming part & parcel of the instant deed and delineated and demarcated in the map annexed hereto and marked as ANNEXURE "A" which shall also be considered as part and parcel of the instant deed.
2. To do all acts, matters and things and sign all papers and documents, applications, forms, petitions, plaints, written statements, receipts, discharges, proposed/revised/final layout plans, building plans etc. as may from time to time be considered necessary by the Developer, in connection with the exercise of Powers and duties of the Owner, under the provisions of the agreement and the powers hereby granted.



3. To prepare, sign and submit plans, whether for revision or for new construction before the Nagpur Municipal Corporation, Nagpur Improvement Trust, MHADA, ULC, Gram Panchayat and other concerned authorities, and to do all necessary acts after sanctioning thereof, and to take delivery of sanctioned plan against payment of sanction fees,
4. To represent the Owner before the Nagpur Municipal Corporation, Nagpur Improvement Trust, MHADA, ULC, and other concerned authorities, and to make all payments on behalf of the Owner in connection with the sanction of building plan pending before it and to obtain sanction plan and to acknowledge the receipt of the same.
5. To sign and execute all documents, plans, letters, papers and agreements as may be necessary for obtaining the sanction of the project.
6. To enter into agreement to sell all Flats, Shops and other Premises to be constructed to such persons, for such considerations and on such terms and conditions as the Developer may think fit.
7. To sign and execute and present and admit for Registration all Agreements with any Government Authorities, the Deed of Declaration, Agreement to Sale, Sale Deed etc., as may be necessary from time to time.
8. To receive and accept earnest money and /or advance from the intending purchasers under the agreement of sale entered into with them and acknowledge the receipts.
9. To apply for sanction and permission for drainage, water supply, gas, electricity, telephones in or to the buildings or other premises to be constructed and to do all such acts as may be necessary for obtaining such supplies and connections, and for the purpose thereof, to appear before the concerned authorities and represent the Owner, and to sign all papers, documents, undertakings which may have to be signed by the Owner while obtaining and /or applying for aforesaid permission and /or sanction.
10. To sign, execute agreements of sale which may be necessary from time to time for entering into an agreement of sale of Flats, Row Houses and any other premises and /or part thereof, and to receive the consideration money and grant acknowledgement thereof and to present the Agreement of Sale if required for registration before the Registrar of Assurances and to admit the execution thereof.
11. To give NOC to the prospective members to mortgage the property intended to be purchased by them with any financial institutions.
12. The aforesaid Directors of the Developer hereby accept the powers conferred on him and agree to carry out the same to give full effect to the terms and conditions of



atagadala



the said agreement. This Power of Attorney shall be coextensive with the Development Agreement.

13. The aforesaid irrevocable Power of Attorney is given to Shri Anil Agarwala and Shri Gaurav Agarwala not in their individual capacity, but in the capacity of they being the Directors of Sandeep Dwellers Private Limited as per decision and directions given by the said Company, which shall also be binding on the said Company. However the said attorney's jointly or severally shall be entitled to delegate/assign the powers to present any document and to admit the same before the sub-registrar of assurance for the purposes of its registration.
14. The OWNER hereby undertakes to ratify and confirm all or any of the aforesaid acts, deeds and things lawfully done by the said attorney's as if they were personally done by them and the same shall be binding upon the Owner provided always that all such acts, deeds and things shall be performed, carried out or done strictly in accordance with various sanctions, permissions and orders pertaining to the said property and the proposed scheme thereon.

SCHEDULE OF PROPERTY

ALL THAT PIECE and PARCEL OF LAND Retainable Plot No.1 admeasuring 1500 Sq.Mts. out of land bearing Kh.No.6/1, P.H.No.38 of Mouza Beltarodi, Tah. Nagpur (Gramin) and bounded as under :

On the East	: Balance area of F.Sr.No. 6
On the West	: Retainable Land - R-2
On the North	: F.Sr.No. 2
On the South	: 9 Mts. D.P. Road




IN WITNESS WHEREOF the respective parties have set their hands and have signed this POWER OF ATTORNEY in presence of the attesting witnesses on 19th day of September' 2018.

WITNESSES:


1. D. D. V. Lumbhate


Dr. Ashish Malhotra
OWNER

Shree

2. Tushar R. Shree

At Agarwala

Anil Subhas Kumar Agarwala
(Director - M/s. Sandeep Dwellers Pvt. Ltd.)

ATTORNEY

Gaurav

Gaurav Ashok Agarwala
(Director - M/s. Sandeep Dwellers Pvt. Ltd.)

ATTORNEY

Sub