

To,
Maharashtra Real Estate Regulatory Authority
Nagpur

Sub: Declaration for Agreement

Sir / Madam,

Sandeep Dwellers Private Limited is the promoter of the proposed project - SDPL Om Tatsat constructed on land bearing Plot No. 384, 385, 386, Kh. No. 63, 67, 61, 68, 70, 71, 72, 74, 75, 102/2 & 103/1-2, City Survey No. 395 (comprising of City Survey No.392, 393, 395, 399, 402, 411, 412, 413, 414, 415, 417 & 418), Sheet No. 62, 69 (comprising of Sheet Nos. 50, 59, 61, 62, 69, 70, 71, 72, 73, 76, 77, 78, 79, 80, 712 & 718) of Mouza Chikhali (Deo), Nagpur.

Reference to the query raised by MAHARERA on 23.2.2024 at Sr. No. 4, stating requirement of Registered Development Agreement between the Lessee and the Promoter. We would like to hereby clarify the following –

1. Plot No. 384, 385 and 386 (the project land) has been taken on Lease by M/s Karria Food and Snacks Pvt. Ltd. from Nagpur Improvement Trust, Nagpur, a statutory planning authority of Nagpur.
2. Mr. Gaurav Ashok Agarwala is the Authorised Signatory of M/s Karria Food and Snacks Pvt. Ltd. (Lessee) as per Board Resolution dated 06.04.2023. A copy is attached herewith for reference.
3. Mr. Gaurav Ashok Agarwala is also the Authorised Director and Signatory of M/s. Sandeep Dwellers Pvt. Ltd. (Promoter) as per Board Resolution dated 02.09.2004. A copy is attached herewith for reference.
4. Thus, a Memorandum of Understanding has been signed and executed between M/s Karria Food and Snacks Pvt. Ltd. (The Lessee) and M/s. Sandeep Dwellers Pvt. Ltd. (Promoter) for the joint construction and sale of the proposed project. The same has been uploaded in the Landowner / Investor Details tab on the RERA website.

The said project is being jointly constructed and sold as per the terms of the MOU. At the time of execution of registered Agreement to Sell and the Sale Deed with the allottees, the Lessee and the Promoter will be signing the documents individually.

Since, Mr. Gaurav Ashok Agarwala is the signatory for both i.e. the Lessee and the Promoter, a registered development agreement between the Lessee and the Promoter is not required.

We request you to kindly process the RERA registration of our project.

Thanking you in anticipation

Yours Truly,
For Sandeep Dwellers Pvt. Ltd.



Gaurav Agarwala
Director

Dated: 23rd Feb 2024

KARRIA FOOD & SNACKS PRIVATE LIMITED

A-207, Shyam Kamal, Agrawal Market Tejpal Road, Vile Parle (E) Mumbai MH 400057

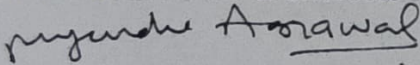
CIN: U15100MH2008PTC181479, Email: hfil.roc@gmail.com

**CERTIFIED COPY OF THE RESOLUTION PASSED AT THE MEETING OF
THE BOARD OF DIRECTORS OF KARRIA FOOD & SNACKS PRIVATE
LIMITED HELD AT REGISTERED OFFICE ON 30th MARCH, 2023**

“RESOLVED THAT Gaurav Ashok Agarwala (Aadhar number 3431 8684 2057), be and is hereby authorised to apply for Sanctioning including BPMS, RERA and city survey work on behalf of the Company as Authorised Signatory for Plot No 384,385,& 386, Out of land bearing Kh.No.63, 67, 61, 68, 70, 71, 72, 74, 75, 102/2 & 103/1-2, City Survey No.392, 393, 395, 399, 402, 411, 412, 413, 414, 415, 417 & 418 of Sheet No.50, 59, 61, 62, 69, 70, 71, 72, 73, 76, 77, 78, 79, 80, 712 & 718 of Mouza Chikhali (Deo), Nagpur situated in Ward No.22, Tahsil & District Nagpur and to take all such further steps as may be necessary for these purposes.”

CERTIFIED TRUE COPY

For KARRIA FOOD & SNACKS PRIVATE LIMITED



Rajendrakumar S Agrawal

Director

DIN 00074439

Date: 06.04.2023

Place: Nagpur

CERTIFIED TRUE COPY OF THE RESOLUTION OF BOARD OF DIRECTORS OF SANDEEP DWELLERS 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 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