

MM AGROTECH AND DEVELOPERS

Reg. Office: C-27/273, C-13, First Floor, Indian Press Colony Maldahiya, Varanasi, Uttar Pradesh 221002

To,
The Technical Advisor
UP Real Estate Regulatory Authority
Naveen Bhavan, RajyaNiyojanSansthan,
Kala Kankar House, Old Hyderabad,
Lucknow – 226007
Uttar Pradesh

Date: 02.04.2021

Ref: In the case of M/s **MM Agrotech & Developers** for its Project “**Rudra Garden City Phase-2**” having Application ID ID234477

Sub: Reply to your query letter 2503212/UP-RERA/Project Reg./2019-20 dated 25.03.2021.

Respected Sir,

This is with reference to the above mentioned subject; we wish to submit as under for your kind consideration:

1. With reference to Point 1 (one) of the said letter, we wish to submit as follows:-
 - The registration no. of the firm along with TAN copy has been updated on RERA Portal.
 - The ITR of FY 19-20 of the promoter and the co- promoters has been uploaded on RERA Portal.
 - The details related to project launched in last 5 years have been updated on RERA Portal.
2. With reference to Point 2 (two) of the said letter, wherein it has been stated that name of the project is not mentioned in the Layout Plan, in this respect we wish to submit that it is not mandatory to mention the name of the project in the layout plan, moreover the name of the project was not finalized at the time of sanction of maps. The promoter applied for sanction of maps of the project and accordingly the maps of the projects were approved by Varanasi Development Authority. Thereafter



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the promoter has applied for registration of a phase by naming it as **"Rudra Garden City Phase-2"**.

With respect to the query raised by your good office related to the name of Shabana Rahman in the sanctioned letter, in this respect we wish to submit that the project land is owned by Smt Shabana Rahman, Smt Seema Jamal, Mr Arif Mohmad and Mr Khalid Jamal. The promoter i.e MM Agrotech & Developers has entered into three developer's agreement with the land owners. The details of which are as follows:-

- a) The developer's agreement between Smt. Shabana Rahman, Seema Jamal and MM Agrotech & Developers registered in the office of sub- registrar vide no. 8979 dated 12.01.2011
- b) The developer's agreement between Mr. Arif Mohmad, Khalid Jamal and MM Agrotech & Developers registered in the office of sub- registrar vide no. 8267 dated 16.07.2013
- c) The developer's agreement between Mr. Arif Mohmad, Khalid Jamal and MM Agrotech & Developers registered in the office of sub- registrar vide no. 8260 dated 16.07.2013

All the above registered agreements have been uploaded on RERA Portal.

3. With reference to Point 3 (three) of the said letter, we wish to submit that we have again uploaded the registered agreements pertaining to the project land and the khatauni extract duly signed by the promoter for the relevant khasra no. on RERA portal.
4. With reference to Point 4 (four) of the said letter, we have uploaded the fire NOC of the project.
5. With reference to Point 5 (five) of the said letter, we have uploaded the CA Certificate on RERA Portal.
6. With reference to Point 6 and Point 7 of the said letter, wherein we were asked to submit Affidavit in form RA-1 and any instrument or Power of attorney validating the authority of Mr. Saurabh Agrawal in signing the Affidavit, in this respect we wish to submit that we have uploaded Affidavit in form RA-1 and Partner's resolution authorizing Mr. Saurabh Agrawal in signing the necessary documents.



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We humbly request you to consider our above submissions and proceed with the registration of the project.

Hope this may suffice your requirement.

Yours faithfully

For M/s **MM Agrotech & Developers**


Authorized Signatory