

Date: 11.08.2020

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

Ref: In the case of M/s Shalimar KSMB Projects for its Project "**Garden Bay High Street**" having Application ID ID110665

Sub: Reply to your query letter 508201/UP-RERA/Project Reg./2019-20 dated 05.08.2020.

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-
 - i. That the Date of Incorporation of the promoter firm has been corrected as per the document uploaded.
 - ii. That details of all the projects launched by the promoter in last 5 years have been updated in the column of "No of Projects launched in last 5 years".
2. With reference to Point 2 (two) of the said letter, we wish to submit as follows-
 - i. That each shop has been shown as a separate block since they have separate construction and development structures and shall have separate physical targets. Hence, in order to provide better clarity for the construction work, each shop is treated to be a separate block.
 - ii. That the promoter has mentioned 19 shops though there are 18 shops as per the layout plan however 1 store has also been constructed and is planned to be sold. The aforementioned store has also been provided in the Layout plan between Shop 16 and Shop 17.

David
Shalimar

3. With reference to Point 3 (three) of the said letter wherein it has been mentioned that the land ownership are in the name of any other promoter, whereas the registration has been applied by the promoter "M/s Shalimar KSMB Projects".

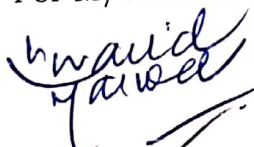
In this context, we would like to submit that a consortium has been duly executed between the landowners and the developer "M/s Shalimar KSMB Projects. The consortium agreement has been uploaded on the RERA portal in the section of Land Details.

4. With reference to Point 4 (four) of the said letter wherein it has been mentioned that Water Supply has been shown as Not Applicable in the Quarterly Targets and Development Work (Brief Description). Further, it is also mentioned that all the physical activities have been shown as either Completed or Not Applicable, it is to be submitted that the construction and development activities of the project has been completed however no booking, marketing or sales have been done so far in the project.
5. With reference to Point 5 (five) of the said letter wherein it has been mentioned that source, STP is not shown in the Water Supply Plan and Waste Disposal Plan uploaded by the promoter, it is to be submitted that the proposed project has been constructed under an Integrated Township Policy and hence the STP of the Township has been connected with the proposed project. Therefore, it can be considered that separate STP will not be provided for the proposed project.

We would humbly request you to kindly go through our reply and the details already uploaded by us to expedite our registration so that we may be able to Launch and complete the project within time.
Hope this may suffice your requirement.

Yours faithfully

For M/s Shalimar KSMB Projects


Partner ✓

