

# BAPL Infra Build Pvt. Ltd.

MIG-220, Avas Vikas-1, Panki Road, Kalyanpur, Kanpur. Mob. 8090021057, 7844887731

[www.baplinfragroup.com](http://www.baplinfragroup.com) \* [info@baplinfragroup.com](mailto:info@baplinfragroup.com)

Ref. BAPL/KNP/2020-21/115

Date: 25/08/2020

To,  
Technical Advisor,  
Uttar Pradesh Real Estate Regulatory Authority,  
Naveen Bhavan, Rajya Niyojan Sansthan,  
Kala Kankar House, Old Hyderabad,  
Lucknow, PIN - 226007

Sub.: -Registration of NEW HIGHWAY CITY,Kanpur, Uttar Pradesh with Uttar Pradesh Real Estate Regulatory Authority (UP RERA).

Ref.: -Application ID No. – ID114472

Sir,  
Please refer your letter number – 1308202 / UP-RERA/PRJ. REG. / 2019-20 Dated – 13.08.2020 vide which you have indicated the deficiencies in our above said registration application.

Vide our letter dated – 19.08.2020,we had sought extension for the submission of the said information. You had kindly permitted us to submit the information during the extended time which expires on 27.08.2020. Please find attached herewith the required information as under: -

- (1) The Company BAPL Infrabuild Pvt. Ltd. has been incorporated on 30.10.2018 under the Companies Act, 2013 and has been registered with the Government of India, Ministry of Corporate Affairs. Certificate of Incorporation for the same has been issued by the Registrar of Companies, Central Registration Centre, Kanpur. **A copy of the Certificate of Incorporation is submitted herewith as Annexure-1.**

**A copy of the PAN Card of the said Company is also enclosed herewith as Annexure-2 for your record.**

With respect to the Column “No. of Projects launched in last 5 Years” it is submitted that, the above said company has been incorporated in Year, 2018 and has not taken up any Real Estate Project for Development / Construction in last Five Years. The Project NEW HIGHWAY CITY, for which the present registration has been applied was wrongly uploaded in the said column and thereafter no other information was further uploaded under the said Application. Therefore, UP RERA has rejected the said Application. However, the instant fresh application has now been filed for the registration of NEW HIGHWAY CITY Project situated at District Kanpur Nagar, Uttar Pradesh. The said application has already been registered by UP RERA under Application id number – ID114472.

As directed, the Photographs of the Chairman and the Directors of the Companies engaged in the said Project have again been uploaded on the Portal of UP RERA.

BAPL Infrabuild Pvt. Ltd.

*[Handwritten Signature]*

Director



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- (2) The location (Latitude – Longitude) details have been uploaded on the Portal of UP RERA.
- (3) The Promoter Company had earlier uploaded Permit to Built the Project within the Development Authority Area, Kanpur issued under the U.P. Urban Planning Development Act, 1973 by the Town Planner, Kanpur Development Authority (KDA), wherein, the permission has been granted to construct the Project as per the Plan sanctioned by the said Authority.

The details of the Permit Form are as under: -

Date of Issue: - 23.06.2020.

Permit S.No. – 858

Permit No. –1058 / Bhawan / Online / 2018-19

In the said Permit Form, BAPL Infrabuild Pvt. Ltd. and other Partners have been authorised by the Competent Authority i.e. Kanpur Development Authority (KDA), to take up the Project through their Authorised Signatory Mr. Sandeep Kushwaha. **A copy of the said Permit Form is enclosed herewith as Annexure – 3.**

- (4) The complete details of the Development Work have been uploaded on UP RERA Portal.
- (5) As per the Directions given, a complete copy of the Layout Plan number –563/1058 /Bhawan/ Online/2018-19 has been uploaded on the Portal of UP RERA. A clear Area chart has also been uploaded on UP RERA Portal for your reference.

It is hereby submitted that the Layout Plans have been sanctioned by the Competent Authority i.e. Kanpur Development Authority (KDA) in the name of BAPL Infrabuild Pvt. Ltd. and other Promoters of the Project. It may please be noted that, BAPL Infrabuild Pvt. Ltd. is the Developer Promoter, Landowner Promoter and is leading the Consortium of other Promoters, who are the Landowner Promoters in the said Project for which the Application for Registration has been submitted. It is under the said arrangement that, Kanpur Development Authority (KDA) has sanctioned the said layout Plan of the Project wherein the name of BAPL Infrabuild Pvt. Ltd. along with another Promoters have been mentioned. Since BAPL Infrabuild Pvt. Ltd. is the Developer Promoter of the Project, the registration has been applied in the name of the said Company. However, the names of other Landowner Promoters have also been mentioned in the details now been provided for the registration of the Project.



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It is also pertinent to mention that the Landownership documents of all above Landowner Promoters have already been uploaded on the Portal of UP RERA for reference. It is also pertinent to mention that the Khasra numbers as mentioned in the said Sale Deeds have also been recognised by Kanpur Development Authority (KDA) and has been mentioned in Permit Form issued by it. The said Khasra numbers are also mentioned on sanctioned Layout Plan of the Project. Hope this explanation clarifies the issue mentioned at Serial number – 5 of your letter dated – 13.08.2020.

As directed, Project specifications in details are also being uploaded on the Portal of UP RERA.

- (6) The Land Area of the Project is 80.163 Sq. Mtrs. for which the Layout has also been sanctioned by Kanpur Development Authority (KDA). As directed the Land documents for the said Project area are uploaded herewith.
- (7) Details of Encumbrance, Affidavit, Proforma of Conveyance Deed, Proforma of Application Form, CA. Certificate, Architect Certificate and Engineer Certificate pertaining to the Project have been uploaded on the Portal of UP RERA.

Clear copies of the Development Work Plan, Water Supply Plan, Electricity Supply Plan and Waste Disposal Plan have again been uploaded on the Portal of UP RERA.

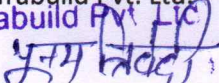
- (8) Details of Quarterly Financial Targets for the Project have also been uploaded as per the given Directions.

A copy of this letter along with the mentioned Annexures have also been uploaded on the Portal of UP RERA for your reference.

Hope you will find the above in order and shall be kind enough to issue the Registration Certificate for the Project. It is also humbly submitted that; in case any further clarification is required we may kindly be given an opportunity for the same.

Thanking you.

For BAPL Infrabuild Pvt. Ltd.

**BAPL Infrabuild Pvt. Ltd.**  


(Poonam Trivedi)

(Director)

**Director**

Mobile No. –7844887731

E – Mail id - sandeepkkushwaha@gmail.com