



Date: 15.10.2020

To,

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

Ref: In the case of M/s ANS Developers Private Limited for its Project "**Valencia County**" having Application ID "**ID126001**"

Sub: Reply to your query letter 8804/UP-RERA/Project Reg./2020-21 dated 15.10.2020.

Respected Sir,

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

With reference to Point 1 (one) of the said letter wherein it has been mentioned that the details of khatauni/sale deeds/transfer deeds of entire area have not been uploaded on RERA Portal.

In this context, we wish to submit that promoter is developing an integrated township at Village Baghamau on a land area admeasuring 212.697 acres comprising of various group housing, commercial portions, green area etc. Out of the total land of integrated township, promoter is currently developing a **part of Group Housing 17 (GH-17)**, separately depicted in the approved layout. The total area of GH-17 is admeasuring 72185.42 sq. mtrs. out of which the Project "**Valencia County**" for which the registration is sought, is being developed on the land parcel admeasuring **49642 sq. mtrs.**

The Approved Layout plan and demarcated map depicting the land area of the said project have been attached and marked as **Annexure-1**

Further, it is submitted that the said project is being developed on the part of below mentioned Khasra nos. The details of khasra no., area, ownership of the land and name of the sellers are stated as under:-

ANS Developers Private Limited

Registered Address : 308, 3rd Floor, Tulsiani Chambers, Nariman Point, Mumbai-400021

Corporate Office : 11th Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow-226 010 (UP, INDIA)

E: care@shalimar.org | T: 0522 4030444 | W: www.shalimarcorp.com | Formerly Shalimar Lakecity Pvt. Ltd.

RERA No.: UPRERAPRM10813 | Website link : <http://uprcraportal.cloudapp.net/ViewPromoter.aspx?Id=UPRERAPRM10813> | CIN : U70109MH2006PTC237856

Total Khasra and area details for Valencia County							
S. No.	Khasra No.	Name of Seller	Name of Owner	Total area (In Hectares)	Project Area (In Sq. Mtrs)	Sale deed No.	Date
1	77 Part	Prestige Hi-tech City Private Limited	ANS Developers Private Limited	0.025	250.00	5396	18.04.2015
2	79 Part	Titanium Reality Projects Private Limited	ANS Developers Private Limited	0.518	5180.00	5396	18.04.2015
3	81 Part	Legacy Buildwell Private Limited	ANS Developers Private Limited	0.297	2970.00	4798	09.04.2015
4	82	Gram Samaj Land	ANS Developers Private Limited	0.299	2990.00	9652	24.06.2015
5	83	Prestige Real Estate Builders Private Limited	ANS Developers Private Limited	0.405	4050.00	5396	18.04.2015
6	84 Part	Legacy Buildwell Private Limited	ANS Developers Private Limited	0.400	4000.00	4798	09.04.2015
7	85 KA	Prestige Real Estate Builders Private Limited	ANS Developers Private Limited	0.095	950.00	5396	18.04.2015
8	85KHA	Imperial Buildwell Private Limited	ANS Developers Private Limited	0.063	630.00	4798	09.04.2015
9	93 KA	Titanium Buildwell Private Limited	ANS Developers Private Limited	0.040	400.00	5396	18.04.2015
10	93 kha	Prestige Sai Housing Private Limited	ANS Developers Private Limited	0.040	400.00		
11	95 Part	Prestige Real Estate Builders Private Limited	ANS Developers Private Limited	0.060	600.00	5396	18.04.2015

12	96 Part	Gram Samaj Land	ANS Developers Private Limited	0.040	400.00	9652	24.06.2015
13	97 Ka	Prestige Real Estate Builders Private Limited	ANS Developers Private Limited	0.054	540.00	5396	18.04.2015
14		Legacy Buildwell Private Limited				4798	09.04.2015
15	97 KHA	Prestige Hi-tech City Private Limited	ANS Developers Private Limited	0.054	540.00	5396	18.04.2015
16	98	Prestige Sai Housing Private Limited	ANS Developers Private Limited	0.095	950.00	5396	18.04.2015
17	99	Gram Samaj Land	ANS Developers Private Limited	0.809	8090.00	9652	24.06.2015
18	100	Legacy Buildwell Private Limited	ANS Developers Private Limited	0.123	1230.00	4798	09.04.2015
19	101	Karan Singh, Vikram Singh and Others	ANS Developers Private Limited	0.098	980.00	7344	08.05.2014
20						8785	06.07.2011
21						17453	20.10.2014
22	102	Karan Singh, Vikram Singh and Others	ANS Developers Private Limited	0.025	250.00	7344	08.05.2014
23						8785	06.07.2011
24						17453	20.10.2014
25	103 KA	Legacy Buildwell Private Limited	ANS Developers Private Limited	0.044	440.00	4798	09.04.2015
26	103 KHA	Karan Singh, Vikram Singh and Others	ANS Developers Private Limited	0.044	440.00	7344	08.05.2014
27						8785	06.07.2011
28						17453	20.10.2014
29	104	Titanium Reality Projects Private Limited	ANS Developers Private Limited	0.158	1580.00	5396	18.04.2015
30	105	Jatadhari Properties Private Limited	ANS Developers	0.089	890.00	4798	09.04.2015

31		Saraswati Infotech Private Limited	Private Limited			5396	18.04.2015
32	106 Part	Sushil Kumar	ANS Developers Private Limited	0.120	1200.00	12534	13.08.2015
33	107	Mehinder Properties Private Limited	ANS Developers Private Limited	0.114	1140.00	4251	01.04.2015
34	108 KA	Legacy Buildwell Private Limited	ANS Developers Private Limited	0.095	950.00	4798	09.04.2015
35	108 KHA	Karan Singh, Vikram Singh and Others	ANS Developers Private Limited	0.060	600.00	7344	08.05.2014
36	109 Part	Legacy Buildwell Private Limited	ANS Developers Private Limited	0.070	700.00	4798	09.04.2015
37	112	Ashok Kumar Pajwani	ANS Developers Private Limited	0.0875	875.00	13828	22.08.2014
38	113 KA	Legacy Buildwell Private Limited	ANS Developers Private Limited	0.025	250.00	4798	09.04.2015
39	113 KHA	Karan Singh, Vikram Singh and Others	ANS Developers Private Limited	0.025	250.00	17453	20.10.2014
40						8785	06.07.2011
41	114	Sushil Kumar	ANS Developers Private Limited	0.025	250.00	12534	13.08.2015
42	115	Sushil Kumar	ANS Developers Private Limited	0.031	310.00	12534	13.08.2015
43	116	Sushil Kumar	ANS Developers Private Limited	0.025	250.00	12534	13.08.2015
44	117	Legacy Buildwell Private Limited	ANS Developers Private Limited	0.051	510.00	4798	09.04.2015

45	118	Mehinder Properties Private Limited	ANS Developers Private Limited	0.101	1010.00	4251	01.04.2015
46	132 Kha	Deverishi Developers Private Limited	ANS Developers Private Limited	0.005	50.00	4798	09.04.2015
47	132 Ka	Mehinder Properties Private Limited	ANS Developers Private Limited	0.007	70.00	4251	01.04.2015
48	132 Ga	M. Tech developers	ANS Developers Private Limited	0.019	190.00	8785	06.07.2011
49	132 Gha	Gram Samaj Land	ANS Developers Private Limited	0.060	600.00	9652	24.06.2015
50	133 Part	Legacy Buildwell Private Limited	ANS Developers Private Limited	0.031	310.00	5396	18.04.2015
51		Prestige Hi-Tech Developers Private Limited					
52		Prestige Real Estate Builders Private Limited					
53		Prestige Real Estate Builders Private Limited					
54	136 Part	Legacy Buildwell Private Limited	ANS Developers Private Limited	0.080	800.00	5396	18.04.2015
55		Prestige Hi-Tech Developers Private Limited					
56		Prestige Real Estate Builders Private Limited					
57		Prestige Real Estate Builders Private Limited					
58	137 Part	Prestige Hi-Tech City Private Limited	ANS Developers	0.036	360.00	5396	18.04.2015

59		Titanium Buildwell Private Limited	Private Limited				
60	138 Ka Part	Hariganga Farma Private Limited	ANS Developers Private Limited	0.010	100.00	4798	09.04.2015
61	138 Kha Part	Deverishi Developers Private Limited	ANS Developers Private Limited	0.010	100.00	4798	09.04.2015
62	138 Ga Part	Gram Samaj Land	ANS Developers Private Limited	0.0017	17.00	9652	24.06.2015
			TOTAL (Approx)	4.9642	49642.00		

The copy of **Khasra Plan** highlighting the khasra nos. of the project has also been attached and marked as **Annexure-2**. All the Sale deeds/ Transfer deeds have already been uploaded on RERA Portal.

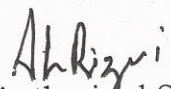
Further we wish to draw your kind attention towards the fact that all sale deeds/ transfer deeds mentioned above are in the name of "ANS Developers Private Limited" which is the Promoter of the Project.

We humbly request you to kindly accept our reply and expedite the process of Registration. We shall be highly obliged.

The applicant shall ever pray for this act of kindness.

Yours faithfully

For **M/s ANS Developers Private Limited**


Authorized Signatory

Enclosed-

1. Approved Layout and Demarcated Plan
2. Demarcated khasra plan