

Puspanjali Realtors (P) Ltd.

Block - 8, 11nd Floor, Pushpanjali Palace, Delhi Gate, AGRA-282 002

Ref. No.

Dated.....

Date: 12-10-2020

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 Puspanjali Realtors Private Limited for its Project "**Dwarika Orchid**" ("**Proposed Project**") having Application ID ID148415

Sub: Reply to your query letter 8592/UP-RERA/Project Reg./2020-21 dated 08.10.2020 in continuation with query letter 2209201/UP-RERA/Project Reg./2019-20 dated 22.09.2020.

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, it has been mentioned that the PAN copy and ITR copy has been uploaded for the promoter name "Pushpanjali Realtors Private Limited". It is to state here that the PAN card for the company has been revised in the year 2019 and the revised PAN card of the company "Pushpanjali Realtors Private Limited" has been uploaded on the dashboard. Accordingly, the new ITR which shall be filed for AY 2020-21 shall be under the name of "Pushpanjali Realtors Private Limited".
2. With reference to Point 2 (two) of the said letter wherein it has been mentioned that the project "**Dwarika Orchid**" has already been registered by the promoter, we would like to submit that the proposed project is an extension of the registered project. Since we will market &

For Puspanjali Realtors Pvt. Ltd.

Director

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sell the plots of proposed project under the same project name, we have applied for registration under the same brand/project name.

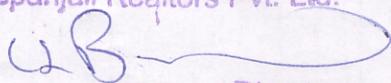
- With reference to Point 3 (three) of the said letter wherein it has been mentioned that 2 layout plans and 2 sanction letters have been uploaded by the promoter for single registration, in this context, we wish to bring to bring to your kind attention that the Khasra No 1608 is divided into two parts as evident from the Sazara Plan in both the layouts wherein the parts have been highlighted.

Khasra No 1608(P) having land area of 2394.48 sqmtr has been approved by the Competent Authority w.e.f. 08.02.2019 and Khasra No 1608(P) having land area of 2034.38 sqmtr has been approved by the Competent Authority w.e.f. 27.08.2019.

Since both the parts belong to the same khasra and the project land is just an extension of already registered project, a single registration has been applied with your good selves.

- With reference to point 4 (four) of the said letter, wherein it has been mentioned that the maps have been sanctioned in the name of "PushpanjaliRealtors Private Limited" however the registration has been applied by the promoter "PuspanjaliRealtors Private Limited", in this respect we would like to submit that as already stated in point 1 above, the records of the promoter has been updated with the name "Puspanjali Realtors Private Limited" in the year 2019 and hence the name "Pushpanjali Realtors Private Limited" was mentioned in the maps. However, the seal of the company has been put on the map in the name of "Puspanjali Realtors Private Limited".
- With reference to Point 5 (five) of the said letter, your good offices have asked to sum up the plots having same size in the Details of Apartment/Flat/Shop/Plot. In this context, we would like to bring to your kind attention that the area in the required field has automatically round off the figures on the RERA website; however, the sizes of plots cannot be taken in round figures, as this will increase the plot sizes which will deflect the image of the plot in the wrong way. Following table has been incorporated herein for your kind perusal along with the remarks:

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Ref. No.	Size of plots (which are identical)	Number of Plots (for identification)	Dated.....	Actual size of plots and remarks
	112	6		112.46 (belong to Khasra No 1608 (part 1)
	112	2		112.46 (belong to Khasra No 1608 (part 2)
	112	1		111.92

Hence we request you to please look into the matter and guide us how we should add the above details so as to avoid the future confusion between stakeholders.

6. With reference to point 6 (six) of the said letter, we wish to submit that the project does not have any contractor. Hence, it has been submitted as "NA".
7. With reference to point 7 (seven) of the said letter, we wish to submit as follows:
 - i. Revised water supply plan has been uploaded on the RERA portal clearly indicating the source of water supply.
 - ii. The STP is not shown in the waste disposal plan since the sewer line will connect with the Nagar Nigam STP directly.

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 Puspanjali Realtors Private Limited
For Puspanjali Realtors Pvt. Ltd.


Director

Authorised Signatory