

Date: - 29.08.2025

To,  
The Technical Advisor,  
The Uttar Pradesh Real Estate Regulatory Authority  
Lucknow, Uttar Pradesh

**Ref:** In the case M/s Sai Dham Apartments for its proposed Project "**Sai Dham Sona Apartments Phase II**" having application no. **ID1686772**.

**Sub:** Reply to the objections raised by your good offices in pursuance to registration of the aforesaid project through letter no. 8653/UP-RERA/Tech Cell/2025-26 dated 25.08.2025.

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 no. 1 wherein a query has been raised that the Incorporation Certificate, Partnership Deed and TAN certificate have not been uploaded in the promoter details. In this regard, we wish to submit that we have submitted the Incorporation Certificate, Partnership Deed and an affidavit for the TAN certificate along with TAN return acknowledgement copy via email on 27/08/2025 (also attached with this email) for your kind perusal. We request you to update the given details of the promoter as we do not have access to update the same on the portal.

Further, a query has been raised that the Income Tax Return (ITR) of assessment year 2022-23 has not been uploaded on the portal. In this regard, we wish to submit that the same has been uploaded on portal (also attached with this email).

2. With reference to point no. 2 wherein a query has been raised that co-ordinates of corner points have not been uploaded on the portal. In this regard, we wish to submit that the co-ordinates of corner points have been updated on the portal (also attached with this email).
3. With reference to point no. 3 wherein a query has been raised, that area mentioned on the portal is 461 sq.mt but on layout individual area of proposed block is not mentioned and total area is 4202 sq.mt. Presently only 461.00 sq mt out of 4202 sq. meters is under development and the balance has been previously developed vide map approval in 2006 and completed in 2011 which is evident in the sanctioned map as existing, now proposed is only on 461.00 sq.mt. which is part portion of 4202.00. Since it's part of the previously developed scheme the

whole site plan map was revised and in the sanctioned map it also shows the previously sanctioned and developed as existing. In this regard, we wish to submit that revised layout with demarcated area of 461 sq.mt for proposed block has been uploaded on the portal (also attached with this email).

Further, a query has been raised to demarcate the common services shared and state the completion date if in progress. In this regard, we wish to submit that there are no common services shared, and the existing block was completed in 2011 with separate services which are already running. For the proposed block, we will have separate services, and the service plans have been uploaded onto the portal for your kind perusal (also attached with this email).

4. With reference to point no. 4 wherein a query has been raised that layout is not superimposed on revenue map. In this regard, we wish to submit that the proposed project is situated on a freehold plot (nazul land) and is not part of any revenue village but part a development scheme of 1860, hence there is no khasra and sajra plan available.
5. With reference to point no. 5 wherein a query has been raised that the uploaded deed does not specify the share allocated to Nahid Zahra Naqvi and. In this regard, we wish to submit that the uploaded deed is in favour of Ali Zuhad Naqvi. Post death of Ali Zuhad Naqvi on 09.11.2013, the legal heirs were Nahid Zahra Naqvi, Mazhar Abbas Naqvi, Azhar Abbas Naqvi, Nikhat Zahra Naqvi and Farhat Zahra Naqvi as per Family Certificate dated 26.09.2015 issued by Tehsil. Whereas Nahid Zahra Naqvi also died on 09.01.2020 and the death certificates of both Ali Zuhad Naqvi and Nahid Zahra Naqvi and Family certificate have been uploaded on the portal. Nikhat Zahra Naqvi and Farhat Zahra Naqvi are sisters who have already received shares from the said property during their father's lifetime and to give that effect they have also executed registered power of attorneys in favour of their brothers stating the same. Copies of the registered power of attorneys are also submitted and attached to this email.

Further query has been raised that the decision order issued by Honorable Supreme Court in relation to Petition No. 1557-59/98 has not been provided. In this regard, we wish to submit that we have uploaded the decision order under Land Details for your kind reference, but that order has nothing to do with us. That para was standard wording in all the freehold deeds executed by the state governments before the final verdict the SLP was delivered by the Honorable Supreme Court which made no impact on the executed freehold deeds. (also attached with this email)

Furthermore, a query has been raised that Nikhat Zahra Naqvi (**Page No. 3 Para-  
No. 1 in the power of attorney attached**) and Farhat Zahra Naqvi (**Page No. 2  
Para-No.3 in the power of attorney attached**) were not added as promoters in the project. In this regard, we wish to submit that we have already provided the registered power of attorneys, and in that they have stated that they have already



received their part of shares in the first phase of the development and they both have stated their no objection and no claim to the proposed part of the project land, (also attached with this email).

6. With reference to point no. 6 wherein a query has been raised that the CA Certificate, Engineer Certificate and Architect Certificate are not as SOP. In this regard, we wish to submit that we have uploaded the revised certificates as per SOP for your kind perusal. (also attached with this email)
7. With reference to point no. 7, wherein a query has been raised regarding the electric supply line, water supply line and wastewater line connecting each plot cannot be found in the uploaded supply plans. In this regard, we wish to submit that we have uploaded the revised supply plans, clearly indicating the electric supply line, water supply line and sewage connection line.
8. With reference to point no. 8 wherein a query has been raised that the financial targets are not as per difference in estimated and incurred amount. In this regard, we wish to submit that we have edited and updated the revised financial targets on the portal.

We hope that this may meet your requirements and request you to issue the registration certificate of the project.

Yours faithfully

For M/s Sai Dham Appartments

Authorized Signatory

Name- Rajesh Kumar Gupta

Designation- Partner