

Date: 28.11.2020

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 Omega Infrabuild Private Limited for its proposed Project “Suraksha Enclave Phase 1” situated at Khasra No. 409, 411, 377, 361, 360, 356, 407, 353, 405, 406, 352, 351; Mohanlalganj, Lucknow, Uttar Pradesh bearing Application ID No. 103776.**

**Sub: Reply to your objection letter 2711201/UP-RERA/Project Reg. /2019-20 dated 27.11.2020.**

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, wherein a query has been raised that to develop 152 plots, time of 73 months has been sought, in this regard we wish to submit that the same has been reduced to 48 months.
2. With reference to Point 2 (two) of the said letter, wherein a query has been raised that the promoter has mentioned details of plot in the column “**Details of Apartment/Flat/Shop**” but selected Villa option in “**Development type**” & “**Quarterly Targets**”, we wish to emphasize on the strategy of promoter for construction of villas by taking approval for the same additionally.

Promoter is in a view to construct villas/duplexes also along with the plots as per the market demand for which approval from competent development authority will be taken in future, hence promoter has mentioned the details of plots which have been sanctioned and selected Plotting Development as “**Development type**” because of future possibilities for construction of villas.

3. With reference to Point 3 (three) of the said letter, wherein query has been raised that ownership details of whole land area of the project proposed to be



registered is not given, we wish to submit here that the land on which the project “**Suraksha Enclave phase 1**” is being developed i.e. **33363 sqmtr.** is a part of a larger land admeasuring **1,01,175 sqmtr.**, the ownership of which has been described below–

<b>Sr. No.</b>	<b>Owner</b>	<b>Type</b>	<b>Number</b>	<b>Date</b>	<b>Khasra No.</b>	<b>Land Area in Sq. mtr.</b>
1	Mr. Santosh Singh	Extract of Khatoni	00718	Fasli Year 1421-1426	411	10630
2	Nitesh Gautam	Sale Deed	2116	02.02.2015	409	640
3	Aniket Singh	Sale Deed	20150	03.12.2014	377	310
4	Nitesh Gautam	Sale Deed	10446	02.07.2014	360	1900
5	Nitesh Gautam	Sale Deed	10447	02.07.2014	360	470
6	Nitesh Gautam	Sale Deed	1233	24.01.2014	361	2800
7	Nitesh Gautam	Sale Deed	4219	14.03.2014	356	1290
8	Omega Infra Build (P) Ltd	Sale Deed	16390	07.09.2015	407	520
9	Omega Infra Build (P) Ltd	Sale Deed	9449	18.06.2014	353	2243
10	Creative Build Farmers (P) Ltd	Sale Deed	9246	15.11.2011	405	2430
11	Creative Build Farmers (P) Ltd	Sale Deed	69	04.01.2012	406	780
12	Creative Build Farmers (P) Ltd	Sale Deed	10393	17.12.2011	351, 352	3120
13	Creative Build Farmers (P) Ltd	Sale Deed	126	06.01.2012	351, 352	6230
					<b>Total</b>	<b>33363</b>

We wish to submit that all the above mentioned Sale deeds & Extract of khatoni of land of all landowners have been uploaded on the web portal.

Additionally, the registered Consortium Agreement dated 01.10.2015 between all concerned, wherein Omega Infrabuild Private Limited has been appointed as the developer of the project has also been uploaded on the web portal.



4. With reference to point no. 4 (four) of the said letter, wherein it is asked that the name of M/s Creative buildfarms (P) Ltd is appearing in the Consortium agreement and title documents however M/s Creative buildfarms LLP has been added as a promoter, in this regard we wish to submit that M/s Creative buildfarms (P) Ltd has been converted into M/s Creative buildfarms LLP w.e.f. 19.07.2016, however at the time of execution of the Consortium agreement, the aforesaid promoter was registered as a Private Limited Company. Since, at the time of application for registration of the project, the company is now a registered LLP, M/s Creative buildfarms LLP has been added as promoter of the project and the land details as well as the consortium agreement are in the name of the company. However, it can be noted that they belong to the same entity.

The Certificate of registration on the aforesaid conversion is already uploaded under "Company Registration Certificate" tab on portal.

5. With respect to point no. 5 (five) of the said letter, wherein a query has been raised that Green Lable Resources Private Limited is the Lead member in the Consortium agreement whereas registration has been applied by Omega Infrabuild Private Limited, in this regard we wish to submit that an Affidavit dated 17.11.2020 have been uploaded on the web portal.

The affidavit has been executed by all the consortium members to further elucidate the roles, responsibilities and authorities of all the concerned persons. Through the affidavit, the consortium members have appointed Omega Infrabuild Private Limited as the promoter of the project.

Further in the point no. 5 (five) of query letter, it is asked that project name is not showing in the consortium agreement, in this respect we wish to submit that the project name "**Suraksha Enclave**" is fixed by the management after the execution of consortium agreement hence the name is not mentioned in the agreement. Even on sanctioned Maps of LDA name of the project is showing as "Proposed integrated township". But it is declared and submitted that consortium agreement is for the project "**Suraksha Enclave**" itself as name of the Village and Tehsil is clearly appearing on the agreement where the proposed project is situated. Further an affidavit dated 16.11.2020 executed between all landowners/promoters of the project is uploaded whereas the name of project as "**Suraksha Enclave**" is appearing clearly.

6. With respect to point no. 6 (six) of the said letter, wherein is asked to mention the details of the project launched in last 5 years, we wish to submit that No

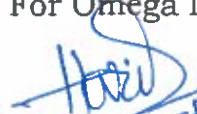


project under the brand name of "Omega Infrabuild Private Limited" has been launched by the promoter in last year's.

We hope that this may suffice your requirement and request you to grant the registration of the project.

Yours faithfully

For Omega Infrabuild Private Limited

  
Director 28th/20