

Ref No. SCL-EV/Rera/2026/19

Date: - 14.03.2026

To,

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

Subject: Reply to observations raised in registration application of project “**SHALIMAR EVARA HEIGHTS**”, (Application ID: ID1927287).

Respected Sir,

With reference to the observations issued by the Authority in Letter no. 1203261/U.P.RERA/Project Reg./2025-26 dated 12.03.2026, the point-wise reply is submitted as under:

Observation No. 1- Clarification required in point no. 6 of RA-8 regarding restriction of interest cost with SBI MCLR

Reply - In respect of Point No. 6 of Form RA-8, it is respectfully submitted that the promoter undertakes that the interest cost considered while obtaining the REG-3 certificate shall always remain restricted to the SBI MCLR prevailing at the time of such certification.

It is further submitted that the REG-3 certificates are obtained on a quarterly basis in accordance with the progress of the project and the withdrawal mechanism prescribed under the Act. Accordingly, each time the REG-3 certificate is being obtained, the interest cost considered for the project shall not exceed the SBI MCLR prevailing at that time.

The promoter has already certified and undertaken the above condition in the RA-8 declaration, and the same practice is consistently followed in the promoter's projects.

It is also respectfully submitted that similar clarifications and declarations have been provided by the promoter in other projects registered with the Authority, and the same have been accepted by the Authority while granting approvals/registrations in those projects.

Observation No. 2- Upload address proof of the enterprise and address proof of directors along with DIN details, revise balance sheet and clarification on Point No. 30 of the Permit to Build

Reply - In compliance with the observation, it is respectfully submitted that:

1. Address proof of the enterprise has been duly uploaded on the portal.

For Shalimar Corp Ltd.


Authorised Signatory



2. Address proof and DIN of all the directors has been emailed from the registered email ID of the promoter on 13.03.2026.
3. The Balance Sheet containing the UDIN details has also been uploaded on the portal.

Further, with respect to the clarification sought on Point No. 30 of the Permit to Build, it is submitted that the project is situated on land bearing Khasra Nos. 556, 557, 558, 560, 561, 563 and 564, located at Village Kewari, Pargana Deva, Tehsil Nawabganj, District Barabanki.

It is submitted that the aforesaid khasras are owned by the promoter, and the project is being developed on the said land parcels. The land forming part of the project does not include any Gram Sabha land, pond, public utility land, drainage, pathway, or land belonging to any government department.

Therefore, the land on which the project is proposed is clear, privately owned land of the promoter, and no such issue as referred to in Point No. 30 of the Permit to Build arises in the present case.

Observation No. 3- Clarification required on the difference in project cost mentioned in CA certificate and project registration page and also regarding Fire NOC mentioning two towers whereas layout shows four towers.

Reply -

(A) Difference in project cost

The difference appearing in the project cost mentioned in the CA certificate and the project registration page was purely a clerical/typographical error.

The same has now been corrected and the revised cost have been updated on the portal.

(B) Clarification regarding Fire NOC

It is respectfully submitted that the **Fire NOC has been issued block-wise and not tower-wise. The Fire NOC clearly mentions Block A and Block B** and as per the approved layout plan, the project consists of:

- 2 Blocks – Block A and Block B
- Each block consists of 2 towers

Therefore:

- Block A → Tower A1 and Tower A2
- Block B → Tower B1 and Tower B2

Thus, although the layout contains four towers, they are structurally organized within two blocks, and therefore the Fire Department has issued the NOC for two blocks, which effectively covers all four towers of the project.

Hence, the Fire NOC submitted is complete and valid for the entire project apply for registration.

For Shalimar Corp Ltd.

Authorised Signatory

Observation No. 4 – Clarification regarding land details and Clause 20 of the Joint Development Agreement (JDA)

Reply - It is respectfully submitted that the project is situated on land bearing Khasra Nos. 556, 557, 558 (Min), 560, 561, 563 and 564, located at Village Kewari, Pargana Deva, Tehsil Nawabganj, District Barabanki.

It is further submitted that out of total land Khasra no. 556, 563 and 564 have been obtained through a land exchange order passed by the competent authority i.e., the Commissioner (आयुक्त), Ayodhya Mandal, Ayodhya. Under the said exchange order, certain land parcels belonging to the promoter were given to the Government, and in exchange the present land parcels situated at Village Kewari bearing the aforesaid Khasra numbers were allotted to the promoter.

Pursuant to the said exchange order, the revenue records have been duly updated and the Khatauni of the said land parcels stands recorded in the name of the promoter/land owner. The certified copy of the Khatauni has already been uploaded on the portal. That's why These khasra no. have no separate sale deeds in favour of promoter.

Further, with regard to Clause 20 of the Joint Development Agreement, it is submitted that the Joint Development Agreement has been executed between Imperial Green Infra Estate Pvt. Ltd. (Land Owner) and Shalimar Corp Ltd. (Developer). Clause 20 of the said JDA provides that:

- After completion of the project, the maintenance of the project shall be undertaken by Shalimar Corp Ltd. or through an agency appointed by it.
- The allottees of both the land owner and developer shall pay maintenance charges and IFMS (Interest Free Maintenance Security) as applicable.
- The maintenance shall continue to be handled by the developer or its appointed agency until the formation of the society/association of allottees.
- After formation of the society, the maintenance funds and responsibilities shall be transferred to the society.

Thus, the clause only regulates maintenance arrangements after completion of the project and does not affect the ownership or development rights in the project.

Observation No. 5- Floor plans from 1 to 6 of Tower A1 and A2 not uploaded.

Reply: The required floor plans of Tower A1 and A2 (Floor 1 to Floor 6) have now been uploaded on the portal in compliance with the requirement under Section 4(2)(d) of the RERA Act.

For Shalimar Corp Ltd.


Authorised Signatory

Observation No. 6- Upload financial target of ₹7,760.08 Lakhs as balance cost.

Reply: The financial target details reflecting the balance cost of ₹7,760.08 Lakhs have been uploaded on the portal as required under Section 11(1)(e) of the RERA Act.

Conclusion: -

In view of the above submissions and documents uploaded on the portal, it is humbly requested that the observations may kindly be considered as complied with and the registration of the project "SHALIMAR EVARA HEIGHTS" may be processed accordingly.

For Shalimar Corp Ltd.
For, Shalimar Corp Ltd.

Authorised Signatory

Authorized Signatory

उ.प्र. भू-सम्पदा विनियामक प्राधिकरण,

नवीन भवन, राज्य नियोजन संस्थान
कालाकांकर हाउस, पुराना हैदराबाद, लखनऊ-226007

संख्या: 1203261/यू.पी.रेरा/परि०पंजी०/2025-26

दिनांक: 12-03-2026

सेवा में,
मेसर्स M/s Shalimar Corp Ltd.

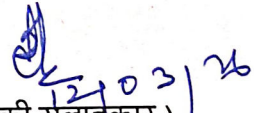
विषय:- उ.प्र. भू-सम्पदा विनियामक प्राधिकरण (उ.प्र. रेरा) में परियोजना SHALIMAR EVARA HEIGHTS जनपद Barabanki आवेदन आई.डी. नं० ID1927287 के पंजीयन के सम्बन्ध में।

महोदय,
आप द्वारा जनपद Barabanki में परियोजना SHALIMAR EVARA HEIGHTS का रेरा अधिनियम की धारा-3 के अन्तर्गत पंजीयन हेतु आवेदन किया गया है। आपका आवेदन पत्र आई.डी. नं० ID1927287।

आपके द्वारा प्रस्तुत पंजीयन आवेदन पत्र का परीक्षण उ.प्र. रेरा के स्तर पर भू-सम्पदा (नियमन एवं विकास) अधिनियम 2016, उ.प्र. भू-सम्पदा (नियमन एवं विकास) नियमावली 2016 के प्राविधानों तथा प्राधिकरण द्वारा समय-समय पर जारी एस.ओ.पी. एवं आदेशों के आधार पर किया गया है। आपके पंजीयन आवेदन पत्र में निम्नलिखित कमियां हैं:-

1. Clarification required in the point number 6 mentioned in RA-8, as required under sec 4(2)(I)(D) of the RERA Act and regulation 53 of UP RERA Regulations 2019 (7th amendment) to be read with UP RERA Project Account Directions, 2020 as revised on 29-11-2023.
2. Upload the address proof of the enterprise, as required under sec 4(2)(a) of the RERA Act. Upload the address of all the directors as per the address proof of the directors for Shalimar Corp Ltd. and upload the DIN number of the directors for both the promoters, as required under sec 4(2)(a) of the RERA Act. Reupload the balance sheet along with the UDIN number mentioned, as required under rule 3(1)(b) of UP RERA Rules, Clarification required on point number 30 in the sanction letter, as required under sec 4(2)(c) of the RERA Act.
3. Clarification required on the difference in the project cost mentioned in CA Certificate and project registration page, as required under sec 4(2)(I)(d) of the RERA Act to be read with SOP for the project registration. Fire NOC mentions only towers named A & B whereas there are 4 towers according to the layout and the inventory mentioned, as required under rule 14(1)(e)(V)(A) of UP RERA Rules.
4. Under Land Details: a. Upload the sale deed of khasra number 556,563 & 564. clarification required regarding para 20 of JDA which stipulates maintenance charge. explain JDA executed for project " salimar Evara" b. Upload the certified copy of khatauni mutated in the name of the promoter.
5. Floor plans from 1 to 6 of tower number A1 & A2 not uploaded, as required under sec 4(2)(d) of the RERA Act.
6. Upload the financial target of 7,760.08 Lakhs as it is the balance cost, as required under sec 11(1)(e) of the RERA Act.

अतः उपरोक्त कमियों का निराकरण करते हुए पंजीयन आवेदन पत्र के विवरण एडिट करने तथा अभिलेख अपडेट करने के साथ-साथ 7 दिन के अन्दर सम्पूर्ण वस्तुस्थिति वेब पोर्टल पर अपलोड करना सुनिश्चित करें, जिससे कि आपका प्रकरण मा. प्राधिकरण के समक्ष निर्णायार्थ प्रस्तुत किया जा सके।


(तकनीकी सलाहकार)
उ.प्र. भू-सम्पदा विनियामक प्राधिकरण

* Disclaimer: The present objections are being raised on the basis of a preliminary examination of the information, documents, and particulars furnished along with the registration application. It is clarified that these objections are not exhaustive, and further objections and/or observations may be raised upon a detailed scrutiny of the application and supporting documents, including any additional information or documents that may be submitted in response to the present objections.