

To,

The Technical Advisor
U.P. Real Estate Regulatory Authority,
Lucknow

Subject: Reply to query no. 3 raised vide letter no. 1504269/U.P.RERA/Project Registration/ 2026-27 dated 15.04.2026 for project "**Vijaypath Market**" (Application No. ID 1959594)

Respected Sir/Madam,

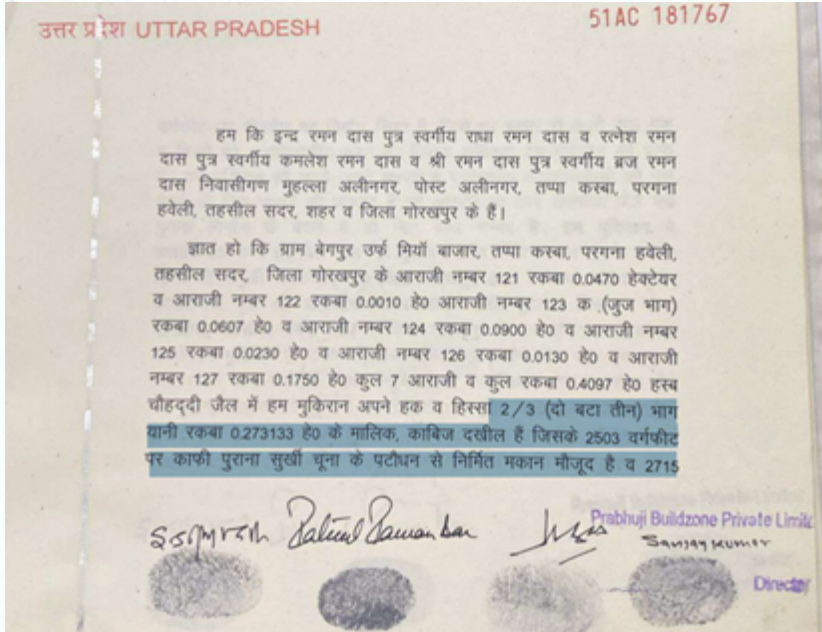
With reference to the query raised by the Hon'ble Authority vide letter dated 15.04.2026, we hereby submit our reply to Query No. 3 as under:

1. That the Applicants have applied for registration of the project namely "*Vijaypath Market*" before this Hon'ble Authority.
2. That the present application is being filed in response to the query raised vide letter dated 15.04.2026, wherein clarification has been sought regarding discrepancy in the land area.
3. That the Authority has observed that the project has been applied for an area of 4099.62 sq. mtrs., whereas as per certain documents, the area reflected is 4097 Sr. Mtr.
4. That in this regard, it is most respectfully submitted that the total land owned and available for the project is **4100.39 sq. mtrs., which is more than the area applied for registration.**
5. That the Applicants have acquired the project land through two separate registered sale deeds, details whereof are as under:

(i) Sale Deed dated 12.12.2014

- As can be verified from **PDF Page No. 6** of the submitted title documents
- The land area mentioned therein is **2731.33 sq. mtrs. (approx.)** which is evident from the relevant extract of the document.

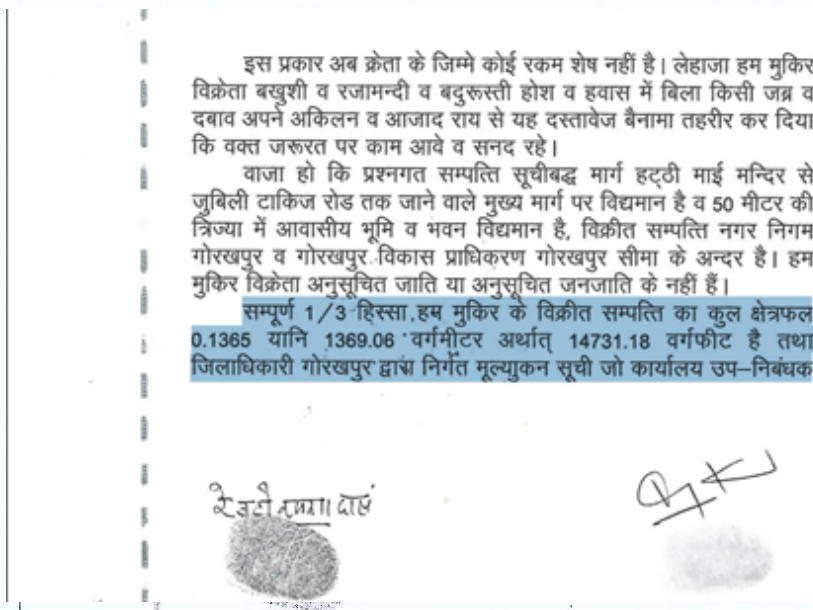
Extract of relevant paragraph is reproduced below:



(ii) Sale Deed dated 04.08.2020

- As can be verified from **PDF Page No. 19** of the submitted title documents
- The land area mentioned therein is **1369.06 sq. mtrs.** (approx.) which is evident from the relevant extract of the document.

Extract of relevant paragraph is reproduced below:



6. That on cumulative calculation:

2731.33 sq. mtrs. + 1369.06 sq. mtrs. = 4100.39 sq. mtrs.

7. That the above clearly establishes that the Applicants are in possession of land admeasuring 4100.39 sq. mtrs., which is greater than the project area applied i.e. 4099.62 sq. mtrs.
8. That the minor variation, if any, arises due to rounding-off differences during conversion from hectare to square meters and does not affect the actual land ownership or project area on ground.
9. That the entire land forming part of the project is clearly identifiable, contiguous, and duly supported by registered title documents and site plan, and there is no deficiency in ownership or possession.
10. That therefore, the observation raised by the Authority stands duly clarified.

PRAYER

In view of the above facts and submissions, it is most respectfully prayed that this Hon'ble Authority may kindly:

- Accept the present clarification;
- Hold that the Applicants have sufficient land (4100.39 sq. mtrs.) for the proposed project; and
- Grant registration of the project under the provisions of the Real Estate (Regulation and Development) Act, 2016.

Yours Faithfully

For **BDMV Developers Private Limited & Consortium Partner**


Vinayak Kumar



(Authorized Signatory)

Date: 21/04/2026

Place: Mumbai