

EIFFEL INFRADEVELOPERS (P) LTD.

Date: -10-06-2026



To,

The Secretary,

Uttar Pradesh Real Estate Regulatory Authority
Lucknow

Subject: Clarification regarding discrepancy in land area

Project Name: EIFFEL PALM VISTA

Promoter: EIFFEL INFRADEVELOPERS PRIVATE LIMITED

Application ID: ID1992754

Sir/Madam,

With reference to the query seeking clarification regarding discrepancy in land area as per the Sale Deed dated 29.12.1981 and the Khatauni records, we respectfully submit the following:

That a portion of the project land comprises Khasra Nos. 91 and 93, which were originally purchased by **Anirudh Cold Storage and Allied Industries Private Limited** vide registered Sale Deed No. 8286 dated 29.12.1981. Subsequently, the name of the company was changed and the said land presently vests in **Vivaan Eiffel Infradevelopers Private Limited**.

As per the Sale Deed dated 29.12.1981, the land purchased comprised:

Khasra No.	Area as per Sale Deed
91	16 Biswa 02 Biswansi
93	19 Biswa 11 Biswansi

Eiffel Infradevelopers Pvt. Ltd.

Authorised Signatory

Corp Off. & Regd. Off. : 10th Floor, Eldeco Corporate Chamber-II
Vibhuti Khand, Gomti Nagar, Lucknow-226010

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For reconciliation of the area mentioned in the Sale Deed with the area recorded in the Khatauni, the following conversion has been carried out:

Conversion Factors

- 1 Bigha = 2530 Sq. Mtr.
- 1 Biswa = 126.50 Sq. Mtr.
- 1 Biswansi = 6.50 Sq. Mtr.

Khasra No. 91

Particulars	Area
Area as per Sale Deed	16 Biswa 02 Biswansi
16×126.50	2024.00 Sq. Mtr.
2×6.50	13.00 Sq. Mtr.
Total Converted Area	2037.00 Sq. Mtr.
Area recorded in Khatauni	2040.00 Sq. Mtr.
Difference	3.00 Sq. Mtr.

Khasra No. 93

Particulars	Area
Area as per Sale Deed	19 Biswa 11 Biswansi
19×126.50	2403.50 Sq. Mtr.
11×6.50	71.50 Sq. Mtr.
Total Converted Area	2475.00 Sq. Mtr.
Area recorded in Khatauni	2470.00 Sq. Mtr.
Difference	5.00 Sq. Mtr.

Eiffel Intradevelopers Pvt. Ltd.

Authorized Signatory



It is respectfully submitted that the above variation of only 3 Sq. Mtr. in Khasra No. 91 and 5 Sq. Mtr. in Khasra No. 93 is solely due to conversion and rounding-off of traditional revenue units (Biswa/Biswansi) into square metres.

Further, the Khatauni records clearly establish that the entire area of Khasra No. 91 measuring 2040 Sq. Mtr. and Khasra No. 93 measuring 2470 Sq. Mtr. stands recorded in the name of Anirudh Cold Storage and Allied Industries Private Limited (now Vivaan Eiffel Infradevelopers Private Limited). No other person's ownership is reflected against the said khasras, thereby confirming ownership over the complete area of both plots.

Therefore, the Sale Deed dated 29.12.1981 and the corresponding Khatauni records substantively represent the same land parcel and there is no discrepancy in ownership or extent of land forming part of the project. The minor variation is merely a consequence of conversion from traditional revenue measurements into metric units and does not affect title or possession of the land in any manner.

In view of the above facts and the enclosed documents, it is respectfully requested that the clarification may kindly be accepted and the application for registration of the project be processed accordingly.

Enclosures:

1. Working Sheet showing area conversion and reconciliation.
2. Sale Deed dated 29.12.1981.
3. Khatauni records of Khasra Nos. 91 and 93.
4. Land Area Chart.

Thanking You,

For **EIFFEL INFRADEVELOPERS PRIVATE LIMITED**

Eiffel Infradevelopers Pvt. Ltd.

Authorized Signatory

Authorised Signatory



1 bigha = 2530 sq. meter

1 biswa = 126.5 sq. meter

1 bisvansi = 6.5 sq. meter

Khasra No. 91	
registry area	khatauni area
16 bisva, 2 bisvansi	2040
$16 \times 126.5 = 2024$	
$2 \times 6.5 = 13$	
Total = 2037	
Khasra No. 93	
registry area	khatauni area
19 bisva, 11 bisvansi	2470
$19 \times 126.5 = 2403.5$	
$11 \times 6.5 = 71.5$	
Total = 2475	