



## CHANDAK PROJECTS

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Date: 07.10.2019

To,  
The Executive Engineer  
UP Real Estate Regulatory Authority  
Naveen Bhavan, Rajya Niyojan Sansthan,  
Kala Kankar House, Old Hyderabad,  
Lucknow - 226007  
Uttar Pradesh

**Ref:** In the case of Chandak Projects for its proposed project "Chandak Imperial Square" situated at Khasra/Plot No. 33 & 38, MG road Kanpur UP bearing RERA application ID 20702.

**Sub:** Reply to your query letter 110191/UP-RERA/Project Reg/2018-19 sent vide mail dated 01.10.2019.

Respected Sir,

This is with reference to the above mentioned subject, in this respect we wish to submit as under for your kind consideration:

1. With reference to point 1 (one) of the said letter wherein it has been asked to clarify whether proposed project is ongoing or new as the permit date on the maps mentioned is 04.03.2017.

At the outset we would like to bring to your kind notice that the sanctioned permit date of the project is **19.09.2017** instead of 04.03.2017 as mentioned in your query letter. Further, to discover that the said project is ongoing or new we wish to emphasize on the charging section i.e. section 3 of the RERA Act 2016 which deals with the requirement of a project to obtain the registration under the Act.

Section 3 of Real Estate (Regulation & Development) Act 2016 reads as under:-  
*"No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act"*

As per above provision a promoter is required to get its project registered before

- a) Advertising
- b) Marketing
- c) Selling
- d) Offering for sale
- e) Inviting persons to purchase

any plot, apartment or building, as the case may be, in its real estate project or part of it.

In our case, though the maps have been passed on **19.09.2017**, but we have never advertised, booked, sold & marketed the project or any part of it till date. Hence as per section 3, we were not required to get the project registered under RERA. However, now we intend to market, book, sell or advertise our project; we have applied for registration of the said project. An **Affidavit in this regard has been uploaded on the web portal in "other tab" section.**

2. With reference to point 2 (two) wherein it has been asked to upload sanctioned layout plan, we would like to submit that all the sanctioned maps passed by Kanpur development authority has already been uploaded on the RERA portal at the time of registration. **However, in order to provide a better understanding for the same, we have uploaded the map once again with clear demarcation.**

3. With reference to point 3 (three) wherein it has been questioned that the Affidavit of Form B which is uploaded on the web portal is not as per the draft issued by the UP RERA Authority as all the 10 (ten) points mentioned in draft form B has not been mentioned in the form B uploaded on the website. In this regard we would like to clarify that all the 10 (ten) points have been duly mentioned in the uploaded form B. We have erroneously merged the points 5 and 6 of draft form B while executing our form and mentioned all the terms and conditions specified in the clauses under point 5 itself as a result of which they have been covered in 9 points instead of 10 as prescribed in draft.

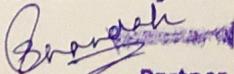
Hope this may suffice your requirement.

Further we request you to kindly grant the Registration of the Project after reviewing the above submissions

Thanking You.

Yours faithfully

For Chandak Projects  
For Chandak Projects



Managing Partner **Partner**