



Date: 03.03.2021

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

**Ref: In the case of D. Kumar and Company for its proposed project "Shree Niketan" situated at 9/2, Tashkand Marg, Prayagraj, bearing application ID no. ID220231.**

**Sub: Reply to your objection letter 2102211/UP-RERA/Project Reg. /2019-20 dated 21.02.2021.**

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 of the said letter, wherein a query has been raised that khatuni extract for all the khasra relevant for the applied project area highlighting the relevant sections in the khatuni, duly signed by the promoter with date is not uploaded, with regard to the same we wish to submit that the said land has been acquired by the promoter for the project but the names have not been mutated in the registry of revenue record. Now we have duly applied before Nagar Nigam Prayag for mutation of names and an application filed in this respect is attached here for your kind perusal.

**D. KUMAR & COMPANY**

14/22/28 New Elgin Road, Civil Lines, Allahabad - 211 001 (U.P.), India  
Ph.: +91 (0) 532 2401441, Mob.: +91 (0) 988 989 2299, 800 989 0001  
E-mail: dkco@dkumars.com

For D. Kumar & Company  
  
Partner

2. With reference to point 2 of the said letter, wherein a query has been raised that CA Certificate, Engineers Certificate, Balance Sheet, Architect Certificate, Affidavit, Fire NOC are not submitted/Uploaded, with regards to the same we wish to submit that all the documents have been uploaded on the web portal.
3. With reference to point 3 of the said letter, wherein a query has been raised that the latitude and longitude is not in the prescribed format with regard to the same we wish to submit that the error has now been rectified.
4. With reference to point 4 of the said letter, wherein a query has been raised that the supply source is not shown in electricity supply plan and STP is not shown in waste disposal plan and the water supply source is not demarcated in the water supply plan, with regard to the same we wish to submit that STP is not mandatory in this size of plot. Sewage will directly connect to the main sewer line. Beside Electric supply will be directly from the power corporation line and Water supply will be through a boring and municipal water line. The service plans showing above particulars have been duly uploaded on the portal.
5. With reference to point 5 of the said letter, wherein a query has been raised that legends are illegible in the uploaded approved map, layout and Floor Plan, with regard to the same we wish to submit that the proper legible copy of the approved maps, floor plans has now been uploaded.
6. With reference to point 6 of the said letter, wherein a query has been raised that Quarterly Targets are not properly bifurcated with regard to the same we wish to submit that all the details have already been bifurcated properly and no amendments are required in that case as we are planning to complete the construction as per the given schedule.

For D. Kumar & Company

Partner

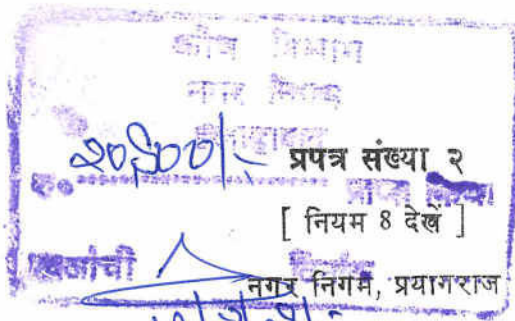
We hope that this may suffice your requirement and request you to issue the registration certificate of the project.

Yours faithfully

For D Kumar and Company

  
*For D. Kumar & Company*

Managing Partner *Partner*



पुस्तक संख्या.....

1035

6

रसीद संख्या.....

रुपये (शब्दों में) श्री दिनेश कुमार गुप्ता को प्राप्त हुआ  
लाल हवाट काठ लोखे के रुपये 20,800/-

मूल - 9/3 लालक दे मारी

अवधि के लिये विज्ञापन रुपये 15,300/-  
लालक दे मारी रुपये 5,500/-  
सम्पूर्ण मूल 20,800 रुपये - 20,800/-  
अंशतः भुगतान से प्राप्त हुए  
(15,300 + 5,500) -

मांग बिल संख्या दिनांक.....

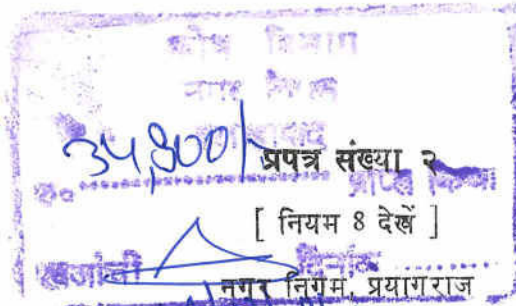
दि 19/2/21

रोकड़िया

नगर आयुक्त

टिप्पणी—अनुज्ञप्तियों (लाइसेन्सों) की दशा में यह रसीद अनुज्ञप्ति के स्थान पर प्रयुक्त नहीं की जा सकती और नगर निगम के अनुज्ञप्ति अस्वीकार कर देने के अधिकार पर कोई प्रतिकूल प्रभाव नहीं डालती।





1035

2

पुस्तक संख्या.....

रसीद संख्या.....

मेसर्स डी-उमाट एंड कंपनी द्वारा प्राप्त हुआ

रुपये (शब्दों में) बीस हजार आठ सौ रुपये

34800/-

मालिक - श्री - अधिक-दे मालिक

अवधि के लिये बीस हजार आठ सौ रुपये 300/-

मालिक द्वारा 5000/-

सम्पूर्ण मालिक द्वारा 34800/-

मांग बिल संख्या दिनांक

अंशतः भुगतान से प्राप्त हुए

(10,000 + 4,000 + 10,000 + 10,000)

दिनांक

18/12/21

रोकड़िया

नगर आयुक्त

टिप्पणी—अनुज्ञप्तियों (लाइसेन्सों) की दशा में यह रसीद अनुज्ञप्ति के स्थान पर प्रयुक्त नहीं की जा सकती और नगर निगम के अनुज्ञप्ति अस्वीकार कर देने के अधिकार पर कोई प्रतिकूल प्रभाव नहीं डालती।

# उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण,

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

संख्या: 2102211/यू0पी-रेरा/परि०पंजी०/2019-20

दिनांक: 21-02-2021

सेवा में,  
मेसर्स/श्री/श्रीमती D.KUMAR & COMPANY

विषय:- उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण (उ0प्र0 रेरा) में परियोजना (नाम) Shree Niketan जनपद Allahabaad आवेदन आई0डी0 नं0 ID220231 के पंजीयन के सम्बन्ध में।

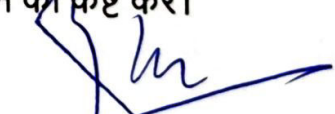
महोदय,

आप द्वारा जनपद Allahabaad में परियोजना (नाम) Shree Niketan का रेरा अधिनियम की धारा-3 के अन्तर्गत पंजीयन हेतु आवेदन किया गया है। आपका आवेदन पत्र आई0डी0 नं0 ID220231 पर पंजीकृत कर लिया गया है।

आपके द्वारा प्रस्तुत पंजीयन आवेदन पत्र का परीक्षण उ0प्र0 रेरा के स्तर पर भू-सम्पदा (नियमन एवं विकास) अधिनियम 2016, उ0प्र0 भू-सम्पदा (विनियमन एवं विकास) नियमावली 2016 के प्राविधानों तथा प्राधिकरण द्वारा समय-समय पर जारी एस0ओ0पी0 एवं आदेशों के आधार पर किया गया है। आपके पंजीयन आवेदन पत्र में निम्नलिखित कमियां हैं:-

1. In the land details, only the sale deed is uploaded. Please do upload khatauni extract for all the khasra relevant for the applied project area highlighting the relevant sections in the khatauni, duly signed by the promoter with the date.
2. Following Documents are not uploaded: Balance sheet, CA Certificate, Engineer Certificate, Architect Certificate, Affidavit, Fire NOC.
3. Latitude and longitude are not in the prescribed format.
4. The supply source is not shown in the Electricity supply plan and STP is not shown in the waste disposal plan. The water supply source is not demarcated in the Water supply plan.
5. Legends are illegible in the uploaded approved map, layout, and Floor Plan.
6. Quarterly targets are not properly bifurcated.

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 करने का कष्ट करें।

  
बी० बी० सिंह  
तकनीकी सलाहकार  
उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण