

Date: 24.03.2021

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

Ref: In the case of Raghupati Construction Private Limited for its proposed Project "KALANDI KUNJ" situated at Khasra No. 757, 758, 759, 760, 761 (P), 762 (P), 763, 764, 905 (P), 921 (P), 1063 (P) ; Meerut, Uttar Pradesh bearing Application ID No. 191169.

Sub: Reply to your objection letter 1203211/UP-RERA/Project Reg. /2019-20 dated 12.03.2021.

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 (one) of the said letter, wherein it has been instructed to elaborate the project specification, in this regard we wish to submit that the elaborative chart of project specification has been duly uploaded to suffice the requirement.
2. With reference to Point 2 (two) of the said letter, wherein a query has been raised that registration of project is applied by "Raghupati Construction Private Limited" but approved layout and maps are sanctioned in name of "Kalandi Construction co. Pvt. Ltd.", in this respect we wish to bring it to your kind notice that we has changed the

name of the company to **Raghupati Construction Private Limited**, on **27.11.2019**. The Name change certificate has been uploaded on the portal for your perusal.

3. With respect to point no. 3 (three) of the said letter, wherein a query has been raised that validity of the project as mentioned on the RERA website is not matching with the uploaded maps and sanctioned letter, in this regard we wish to briefly explain that sanctioned maps of our project got approved on **18.07.2013** with a validity of 5 years i.e. **upto 17.07.2018**, but because the development work didn't commence during that period we had to apply for further extension of maps before Meerut Development Authority. MDA granted the extension of 3 years and our maps got validated till **17.07.2021**, upto which the registration under RERA is being sought.

All the above mentioned dates have been duly incorporated into the application of registration; we have duly checked the same and there is no conflict between the same.

4. With reference to point no. 4 (four) of the said letter, wherein it is instructed to specifically demarcate the Water supply source, STP and Electrical supply source in the service plans, In this regard we wish to submit the updated service plans have been duly uploaded on the web-portal.
5. With respect to point no. 5 (five) of the said letter, wherein some queries have been asked related to project land which are as under :-

"Please explain the applied area of the Project with an Area chart matching with the Khasra no. and the details. Please do upload the specific Khasra details only as per the applied project area supporting the same with the Khatauni extract. Please explain the Latest Ownership of the applied land and highlight page no. of the sale deed.

In this regard we wish to submit that the project "**Kalandi Kunj**" having project land area of **19890 Sq. Mtr** is situated at Khasra No. 757, 758, 759, 760, 761 (P), 762 (P),

763, 764, 905 (P), 921 (P), 1063 (P), Meerut, Uttar Pradesh. The said project land has been acquired through various sale deeds which are described as below:-

Registry Details					
Sr. No.	Seller	Sale Deed Number	Date	Land Area	Khasra No.
1	Devender Kumar	2213	09.03.2006	1158.33	1063/3
2	Krishna Devi	2573	24.03.2006	2780.00	1063/8, 1063/9
3	Sunil	2291	13.03.2006	231.67	1063/3
4	Manoj	3529	28.02.2005	1000.00	759, 761, 905, 920
5	Bimla Rani	2040	06.03.2006	2740.00	759, 760
6	Permal Singh	7054	27.05.2005	3190.00	757, 758, 759
7	Rajendra Pal	1863	28.01.2005	3800.00	761, 921
8	Tejpal	1989	04.02.2005	5550.00	762, 763, 764
				20450.00	

That the above mentioned sale deeds have duly been uploaded on the web portal. As far as signed extract of khatauni is concern the same has been uploaded w.r.t. serial no. 4 to 8 (Total Land Area 16,280 Sq. Mtr.), as rest area i.e. 4170 Sq. Mtr. is residential area

for which only sale deeds are available which are already uploaded. All the documents are jointly showing the complete landownership in favour of promoter.

6. With respect to point no. 6 (six) of the said letter, wherein it is asked to provide valid registered documents of name change from "Kalandi Construction co. Pvt. Ltd." to "Raghupati Construction Private Limited", In this regard we wish to attach the Certificate of Incorporation pursuant to change of name issued on 27.11.2019 by Ministry of Corporate Affairs in pursuance to rule 29 of the Companies (Incorporation) Rules, 2014.

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

Yours faithfully,

For Raghupati Construction Private Limited

For Raghupati Construction Pvt. Ltd.

Director

Director

उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण,

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

संख्या: 1203211/यू0पी-रेरा/परि०पंजी०/2019-20

दिनांक: 12-03-2021

सेवा में,

मेसर्स/श्री/श्रीमती Raghupati Construction Private Limited

विषय:- उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण (उ0प्र0 रेरा) में परियोजना (नाम) Kalindi Kunj जनपद Meerut आवेदन आई0डी0 नं0 ID226440 के पंजीयन के सम्बन्ध में।

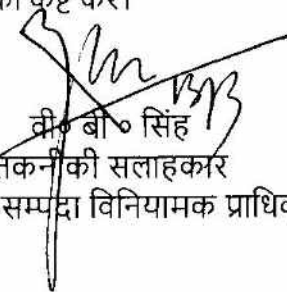
महोदय,

आप द्वारा जनपद Meerut में परियोजना (नाम) Kalindi Kunj का रेरा अधिनियम की धारा-3 के अन्तर्गत पंजीयन हेतु आवेदन किया गया है। आपका आवेदन पत्र आई0डी0 नं0 ID226440 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 place of the Project specification Map please elaborate on the specification of the project.
2. The project is applied with the name of Raghupati Construction Private Limited, but the approved layout and the map are sanctioned in the name of Kalindi Construction co. Pvt. Ltd, hence please provide necessary documents explaining the same.
3. The validity mentioned by the Promoter on the website, the uploaded layout, map, and Sanction letter are not matching.
4. In the Development work plan, Electricity Supply Plan, Water Supply Plan, and Waste Disposal Plan the layout is uploaded. OHT, Water supply Source, STP, and Electrical supply Source are not demarcated.
5. Please explain the Applied area of the Project with an Area chart matching with the Khasra no. and the details. Please do upload the specific Khasra details only as per the applied project area supporting the same with the Khatauni extract. Please explain the Latest Ownership of the applied land and highlight page no. of the sale deed.
6. Please explain with valid registered documents about the Firm name changed from Kalindi Construction co. Pvt. Ltd. to Raghupati Construction Private Limited.

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।


वी० बी० सिंह
तकनीकी सलाहकार
उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण