



05.04.2021



Kunjshree Infrabuild LLP

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

Ref: In the case of "Kunjshree Infrabuild LLP" for its New Project "South City Extention Phase 1" situated at Shahjahanpur having Application ID ID235236

Sub: Reply to the objections raised by the authority in process of registration through letter no. 0104211/UP-RERA/Project Registration/2019-20 dated 01.04.2021.

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 no. 1 wherein a query has been raised that the uploaded layout is illegible and the project name is not mentioned in the approved map in reference to which we would like to submit that we have uploaded the clear and legible copy of layout on the portal in place of the previous one. Further not mentioning the project name on the layout is concern, we wish to submit that the project name was decided much after the sanctioning of the layout plans hence the same was not mentioned while applying of sanctioning of map.
2. With reference to point no. 2 wherein a query has been raised that the development work is not briefly described in this regard we wish to submit that we have updated the details and briefly described development work on the web portal.
3. With reference to point no. 3 wherein a query has been raised that separate affidavit about encumbrance is required to be uploaded in respect to which we would like to submit that we have prepared and uploaded the same on the web portal.
4. With reference to point no 4 wherein a query has been raised that in place of the development work plan, electricity plan, water works plan and waste disposal plan, layout plan is uploaded in respect to which we would like to submit that all these plans and all these legends are

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5. already in the layout plan. The layout plan is sufficient to cover all these plans; hence only layout plan is uploaded here. **Kunjshree Infrabuild LLP**

6. With reference to point no. 5 wherein a query has been raised that engineer and architect certificates are not uploaded in this respect we wish to submit that engineer and architect certificates are now uploaded on the web portal.
7. With reference to point no. 6 wherein a query has been raised that project cost is not matching with the financial targets set in the QPR in respect to which we would like to submit that out of total project cost we have already incurred some expenditure on procurement of land and sanctioning of maps, as the financial targets indicates the expenditure to be incurred on the project in future, only amount to be incurred i.e. total project cost less amount already incurred is being bifurcated and mentioned in the financial targets. Hence the same are not matching, the same can be understood from the CA Certificate uploaded on the portal also.
8. With reference to point no. 7 wherein a query has been raised that in the proforma of allotment letter, the project name is not mentioned and proforma of conveyance deed is not in prescribed format in respect we wish to submit that we have made the correction and uploaded the allotment letter on the portal. As far as conveyance deed is concern RERA has never provided any prescribed format for the conveyance deed and the same is being prepared as local customs and in the format sub-registrar usually signs. Further we are executing conveyance deed in this format only from past years in our other projects.
9. With reference to point no. 8 wherein a query has been raise that the affidavit in form RA-1 for the opening of the bank accounts as per the RERA bank account guidelines is required to be uploaded in this respect we wish to submit that the same has already been uploaded in the other tab section.

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

Yours faithfully

For Kunjshree Infrabuild LLP

Authorized Signatory

For KUNJSHREE INFRABUILD LLP

Designated Partner