



JKR INFRA TECH

27-II, Gokhale Marg, Lucknow-226001

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Ref. :

Date: - 09.04.2021

Date :

To,

The Technical Advisor,

Uttar Pradesh Real Estate Regulatory Authority

Lucknow, Uttar Pradesh

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27-II, Gokhale Marg, Lucknow-226001

Ref: In the case of JKR Infratech for its proposed Project "Essence Residency" with RERA application no. ID 235766.

Sub: Reply to the objections raised by the authority in process of registration through letter no. 0104214/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 date of incorporation is not matching with the date mentioned on the web portal, The audited balance sheet of preceding year is not uploaded, In promoter details of Mr. Sangram Singh, ITR of FY 19-20 is not uploaded, in this regard we would like to submit respectively that the date of incorporation of the firm was 03.11.2014 and the firm got registered before office of registrar of firms, Lucknow, Uttar Pradesh on 17.06.2015. The promoter has mentioned 03.11.2014 as a date for incorporation which can easily be identified through PAN card and partnership deed. Further as the firm is not required to get its books of accounts audited, a declaration in this respect has been uploaded instead of audited balance sheet of preceding year. Furthermore as far as ITR of Mr. Sangram Singh for the FY 2019-20 is concern the same has duly been uploaded on the web portal.
2. With reference to point no. 2 wherein a query has been raised that the project name is not mentioned in the approved layout and the validity of the map mentioned on the portal from 24/02/2015 to 23/02/2020, though the map validity is revalidated to 22/02/2023 but not mentioned on the web



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portal, with regards to the same we wish to submit that the project name was decided much after the sanctioning of the layout plans hence the name is not mentioned on the sanctioned maps. Further w.r.t. the validity of map it concern the same is correctly filed as 22/02/2023 on the portal.

3. With reference to point no. 3 wherein a query has been raised that in development work specifications are not briefly described, with regards to the same we would like to submit that we have now briefly described the same and uploaded it on the web portal.
4. With reference to point no 4 wherein a query has been raised that details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details or no encumbrance certificate from an advocate having experience of at least ten years in land related matters are required to be uploaded with regards to the same we would like to submit that that an affidavit for no encumbrance duly notarised and signed by the authorised signatory has been uploaded on the web portal.
5. With reference to point no. 5 wherein a query has been raised that in the land details only Joint Development Agreement has been uploaded, Registered sale deed is required to be uploaded along with the latest khatuni details for the relevant project area duly signed by the promoter with regards to the same we would like to submit that the project land which is situated on plot no. 416-A Mohalla TG New Civil Lines New Hyderabad Lucknow, was residential land and allotted through registered lease deed by the LDA. As the land was not converted from agriculture land, khatuni extracts for the same are not available. Hence the freehold deed of landowner has been uploaded on the RERA web portal justifying the true ownership of the land.
6. With reference to point no. 6 wherein a query has been raised that the affidavit in Form of RA-1 for the opening of bank accounts as per the RERA bank account guidelines is required to be uploaded, with regards to the same we would like to submit that the Affidavit in form of RA-1 has been duly uploaded in accordance to the RERA bank account guidelines.



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7. With reference to point no. 7 wherein a query has been raised that bank details are not mentioned in CA Certificate, the authorisation seal is missing in the Engineer certificate and Architect Certificate and for Affidavit (Form-B) an authorisation letter for Mr. Jugal Sachdeva is required to be uploaded in this regard we wish to submit that the revised CA certificate incorporating the bank details and an Architect certificate with seal and sign have been uploaded on the website. As far as engineer certificate is concern, as he is not practicing, he do not have the authorisation seal and in this case only the signature will suffice and the same has already been uploaded for your kind perusal. Further the authorisation letter of Mr. Jugal Sachdeva has also been uploaded on the web portal along with Form B.

8. With reference to point no. 8 wherein a query has been raise that the project name has not been mentioned in the development work plan, water work plan, electricity supply plan and waste disposal plan, in this regard we would like to submit that we have now uploaded the revise service plans incorporating the name of the project on the web portal.

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

Yours faithfully

For JKR Infratech

Authorized Signatory

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