



To
The Technical Advisor,
Uttar Pradesh Real Estate Regulatory Authority
Lucknow,
Uttar Pradesh-226001

Ref: Kunj Bihari Infra for its project: South City Extension Block-A having RERA Application Id no. ID290401

Subject: Reply to the letter no. 1708212/UPRERA/Proj. Reg./2021-22 dated 17.08.2021 in pursuance to change project registration.

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 audited Balance Sheet of FY 2019-20 is required to be uploaded. In this regard, we would like to submit that we have uploaded the Balance Sheet (Unaudited) for FY 2019-20 on the portal, as the provision of "Audit" does not apply to the Firm for that FY.

Further, within the same point, another query has been raised for uploading of ITR of preceding 3 years i.e. FY 18-19, 19-20, and 20-21. In this regard, we wish to submit that we have uploaded the ITR for FY 19-20 on the portal.

For FY 18-19, the provisions of ITR is not applicable as the Firm was incorporated in April 2019. As such, no ITR was filed in that FY. We have uploaded a "Declaration" w.r.t. the same.

For FY 20-21, since the due date of filing the return is 30th Sept. 2021, as such, we will upload/submit the ITR once filed for FY 20-21. We have uploaded a "Declaration" stating the same.

2. With reference to point no. 2 wherein a query has been raised if any inventory is sold till now on the project. In this regard, we wish to submit that total 5 units have been sold to customers till date on this project.

Further, within the same point, another query has been raised to explain the duration of 33 months for the development of 13 plots. In this regard, we wish to submit that for our cautious reasons, we have taken the duration as 33 month.

Although we agree that for the development of 13 plots, such long duration time is not required, however, since, the Project map is valid for a period of 5 year (till Mar.2026), we have kept the duration for the maximum period to avoid any unpredictable/uncertain future circumstances like COVID-19. During this time, we will both complete the project as well as sell all our units.

Office : Q-1, SOUTH CITY EXT., BAREILLY MORE, SHAHJAHANPUR
Contact : 9648115555, 9235500000

GSTIN : 09AAUFG6466E1ZG



3. With reference to point no. 3 wherein a query has been raised to upload the latest khatauni extract highlighting the ownership for the applied project area. In this regard, we would like to submit that the khatauni extract is in the name of the earlier Land owner. We have applied for land mutation which is under process. As such, we are uploading the application copy of such mutation along with the original khatauni copy for your reference. We will later on upload the mutated khatauni extract on the portal once received.

KUNJ BIHARI INFERA

4. With reference to point no 4 wherein a query has been raised to upload Encumbrance details with Land Title Search Report from an advocate having experience in land-related matters. In this regard, we wish to submit that we have uploaded the Search Report cum Encumbrance Certificate on the portal.
5. With reference to point no. 5 wherein a query has been raised to provide details of 3 separate account statement in the prescribed format of RA-1. In this regard, we wish to submit that we have uploaded Form RA-1, on the portal stating the 3 bank account details required under RERA.
6. With reference to point no. 6 wherein a query has been raised that CA certificate, Engineer Certificate, Architect Certificate, Affidavit (Form-B), and Water Supply Plan have not been uploaded on the portal. In this regard, we would like to submit that we have duly uploaded all the above-mentioned documents on the portal, except Water Supply Plan, which we have not proposed to provide. As such, it is Not Applicable.
7. With reference to point no. 7 wherein a query has been raised that in the uploaded Electricity plan, the electric supply source, substation, transformer is not mentioned. In this regard, we wish to submit that all the above have been shown through legends in the map. We have uploaded a zoomed picture of the Electricity Supply Plan, highlighting all the legends for Electric Line, Transformer, etc. for your reference.
8. With reference to point no. 8 wherein a query has been raised that in the uploaded Waste Disposal plan, drain supply source, STP is not demarcated. In this regard, we wish to submit that similar to point 7 above, all these above have been shown through legends in the map. We have uploaded a zoomed picture of the Waste Disposal Plan, highlighting all such legends for your reference.

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

Thanking you

Yours Faithfully,

For **Kunj Bihari Infra**

Authorized Signatory

उ०प्र० भू-सम्पदा विनियामक प्राधिकरण,

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

संख्या: 1708212/यू०पी-रेरा/परि०पंजी०/2021-22

दिनांक: 17-08-2021

सेवा में,
मेसर्स/श्री/श्रीमती M/s Kunj Bihari Infra

विषय:- उ०प्र० भू-सम्पदा विनियामक प्राधिकरण (उ०प्र० रेरा) में परियोजना (नाम) South City Extension Block-A जनपद Shahjahanpur आवेदन आई०डी० नं० ID290401 के पंजीयन के सम्बन्ध में।

महोदय,

आप द्वारा जनपद Shahjahanpur में परियोजना (नाम) South City Extension Block-A का रेरा अधिनियम की धारा-3 के अन्तर्गत पंजीयन हेतु आवेदन किया गया है। आपका आवेदन पत्र आई०डी० नं० ID290401 पर पंजीकृत कर लिया गया है।

आपके द्वारा प्रस्तुत पंजीयन आवेदन पत्र का परीक्षण उ०प्र० रेरा के स्तर पर भू-सम्पदा (नियमन एवं विकास) अधिनियम 2016, उ०प्र० भू-सम्पदा (विनियमन एवं विकास) नियमावली 2016 के प्राविधानों तथा प्राधिकरण द्वारा समय-समय पर जारी एस०ओ०पी० एवं आदेशों के आधार पर किया गया है। आपके पंजीयन आवेदन पत्र में निम्नलिखित कमियां हैं:-

1. The audited Balance sheet of FY 19-20 is required to be uploaded. ITR of preceding 3 years i.e. FY18-19, 19-20, and 20-21 is required to be uploaded.
2. As the map is sanctioned on 12/03/2021. Please upload an affidavit stating if any inventory is sold till now. Please explain the duration of 33 months for the development of 13 Plots.
3. The sale deed for area 0.26409 (Hec) is uploaded. Please also do upload the latest khatauni extract highlighting the ownership for the applied project area.
4. Encumbrance details with land Title Search report, from an advocate having 10 years of experience in land-related matters is required to be uploaded.
5. Three separate account statement in the prescribed format of RA-1.
6. Following documents are not uploaded: - CA Certificate, Engineer Certificate, Architect Certificate, Affidavit (Form-B), Water Supply Plan.
7. In the uploaded Electricity plan, the electric supply source, substations, transformers, etc. is not mentioned.
8. In the uploaded waste disposal plan drain supply source, STP, etc. is not demarcated.

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।

वी०बी० सिंह 17/8/21
तकनीकी सलाहकार
उ०प्र० भू-सम्पदा विनियामक प्राधिकरण