

VATIKA DEVELOPERS & INFRASTRUCTURES PRIVATE LIMITED

Date:04.10.2021

To,
The Assistant Engineer,
Uttar Pradesh Real Estate Regulatory Authority
Lucknow,
Uttar Pradesh-226001

Ref: Vatika Developers & Infrastructures Private Limited for its project:
Vishwanath Vatika having RERA Application ID no. ID305006

Subject: Reply to the letter no. 2809211/UPRERA/Proj. Reg./2021-22 dated 28.09.2021 in
pursuance to registration of the project.

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 query has been raised that PAN card copy of Arvind Kumar Patel is illegible. In this respect we wish to submit that we have uploaded a clear copy of the same on the portal.

Another query has been raised that ITR of Arvind Kumar Patel for FY 2017-18 is not uploaded. In this regard, we wish to inform you that Arvind Kumar Patel did not file ITR for the FY 2017 -18 as the provisions of Income Tax Act 1956 were not applicable to him during that year (his income was below the taxable limit). We have uploaded a Declaration w.r.t the same on the RERA portal.

Further, within the same point, another query has been raised that Website is not mentioned on the portal. In this regard, we wish to submit that we have now declared and mentioned the website of the promoter on the RERA portal.

2. With reference to point no. 2 wherein a query has been raised to provide for land area in an area chart. In this regard, we wish to submit the following details w.r.t the same -

Registry No.	Land Area (in sqmtr)	Land Owner	Khasra No.	Registry Type
2829	2163.86	Rajendra Prasad and Arvind Kumar Patel (both son of Late Ramji)	47/15	Development Agreement

GSTN: 09AADCV6684P1ZB

Regd. Office: N-8/180, H-9, Newada, Rajendra Vihar Colony, Varanasi - 221001, Uttar Pradesh, INDIA.
Ph: 8417932827. **Email:** parikshit.ceo@gmail.com

**VATIKA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.**

Parikshit Singh
Director

VATIKA DEVELOPERS & INFRASTRUCTURES PRIVATE LIMITED

2941	168.21	Parikshit Singh - Director of Vatika Developers & Infrastructures Private Limited	47/16	Sale Deed
2942	540.96	Parikshit Singh - Director of Vatika Developers & Infrastructures Private Limited	47/14	Sale Deed
Total	2873.03			

That the land area i.e. 2873.03sq. mtr. on which the said project is proposed (inclusive of road widening area) belongs to landowner 1 & 2 only i.e. Rajendra Prasad and Arvind Kumar Patel through their father Late Ramji (Sq. Mtr Area 2163.86) & Parikshit Singh (Sq. Mtr Area 709.17), Total 2873.03Sq. Mtr. and all the 3 (three) landowners are registered as Promoters as per the requirement of RERA, 2016.

The registration of the project has been applied by Vatika Developers & Infrastructures Private Limited, as a main promoter and Landowners Rajendra Prasad and Arvind Kumar Patel have provided their right to develop and sell the project to Vatika Developers & Infrastructures Private Limited through a registered development agreement dated 03.06.2011.

With respect to Land Area of **Parikshit Singh** (Director of Vatika Developers & Infrastructures Private Limited) i.e. 709.17Sq. mtr., we hereby submit an Affidavit wherein it has been stated that Parikshit Singh has offered his Land area to the Company "Vatika Developers & Infrastructures Private Limited" for development of the project "Vishwanath Vatika" on such terms and conditions as mutually agreed between them. We have also uploaded the same on the portal (under Land Details - Extract of Khatauni - Land Utilization Affidavit).

Therefore, it is to submit in the net shell, that "Vatika Developers & Infrastructures Private Limited" has the exclusive right to sell & develop the project "Vishwanath Vatika".

Further, we have also uploaded the respective Khatauni extract (latest), highlighting the land area, duly signed by Authorised signatory of the company.

3. With reference to point no. 3 wherein we are asked to submit an Affidavit mentioning the details of booking/Sales for the project till date, and that there is no other project registered in RERA on the same Khasra no. as proposed for this project. In this regard, we would like to submit that we have attached herewith the Affidavit stating the above matters for your kind perusal. We have also uploaded the same on the RERA portal (under Upload Documents - Other Plan).
4. With reference to point no 4 wherein we are asked to mention the total no. of units in the CA certificate, Engineer certificate, and Architect certificate. In this regard, we wish to submit that we have updated the no. of units on the mentioned certificates and uploaded the same on the RERA portal.

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**VATIKA DEVELOPERS &
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Parikshit Singh
Director

VATIKA

DEVELOPERS & INFRASTRUCTURES

PRIVATE LIMITED

5. With reference to point no 5 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.
6. With reference to point no. 6 wherein a query has been raised that Development works is not described. In this regard, we wish to submit that we have now briefly described the Development work on the portal.
7. With reference to point no. 7 wherein we are asked to submit an Authorization certificate/Board Resolution from all the co-promoters in favor of signee of the declaration to be uploaded along with Form-B. In this regard, we would like to submit that we have duly uploaded the Authorization certificate along with Form-B on the RERA portal.
8. With reference to point no. 8 wherein we are asked to upload Demarcated map for phase wise development in the Development work plan. In this regard, we wish to submit that we have uploaded the same on the portal under the Development work Plan. Further, we wish to inform that only 1 (one) tower is being constructed under the proposed project having 66 Flats in total. As such, the entire project is to be developed in one phase only.

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

Thanking you

Yours Faithfully,

For **Vatika Developers & Infrastructures Private Limited**

Authorized Signatory

VATIKA DEVELOPERS &
INFRASTRUCTURES PVT. LTD.
Parikshit Singh
Director

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Ph: 8417932827. Email: parikshit.ceo@gmail.com

उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण,

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

दिनांक: 28-09-2021

संख्या: 2809211/यू0पी-रेरा/परि०पंजी०/2021-22

सेवा में,

मेसर्स/श्री/श्रीमती VATIKA DEVELOPERS & INFRASTRUCTURES PRIVATE LIMITED

विषय:- उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण (उ0प्र0 रेरा) में परियोजना (नाम) Vishwanath Vatika जनपद Varanasi आवेदन आई0डी0 नं0 ID305006 के पंजीयन के सम्बन्ध में।

महोदय,

आप द्वारा जनपद Varanasi में परियोजना (नाम) Vishwanath Vatika का रेरा अधिनियम की धारा-3 के अन्तर्गत पंजीयन हेतु आवेदन किया गया है। आपका आवेदन पत्र आई0डी0 नं0 ID305006 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. Pan copy uploaded in the promoter_s detail of Mr. Arvind Kumar Patel is illegible; also ITR of AY 19-20 and 20-21 is uploaded though ITR of 18-19 is also required to be uploaded. ITR of Preceding three years of Mr. Rajendra Prasad is not uploaded. Website is not mentioned on the portal.
2. Please explain the applied land area in an area chart as per the sale deed uploaded, highlighting the same in latest khatauni extract duly signed by the promoter.
3. Please in an affidavit, mention the details of bookings/Sales for the project till the latest date and also confirm that there is no other project is registered in RERA on the same khasra number as proposed for this project.
4. Please mention total no. of units in the uploaded CA Certificate, Engineer Certificate and Architect Certificate.
5. Please upload encumbrances detail cum land title search report from an advocate having 10 years of experience in land-related matters.
6. Development works are not described.
7. Authorization certificate/Board resolution from all the co-promoters in favor of signee of the declaration is required to be uploaded along with Form-B.
8. Demarcation on the map for Phase wise development is required to be uploaded in the Development work plan.

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।

for 

28-9-2021

वी० बी० सिंह

तकनीकी सलाहकार

उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण

(विनीत कुमार सिंह)
सहायक अभियन्ता
• उ0प्र0 रेरा