

Varahi Builders Pvt. Ltd.

Regd. Off. : Khasra No. 41, Chamroli, Taj Nagri, Phase - II, Agra - 282001 U.P.
CIN : U45400UP2008PTC034944 PAN : AACCV7443B

Date: 08.01.2020

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 Varahi Builders Private Limited for its Project "**Varahi Apartments**" situated at Khasra No. 41, Chamroli, Taj Nagari, Phase- II, Agra having Application ID ID31548

Sub: Reply to your query letter 101201/UP-RERA/Project Reg./2018-19 dated 01.01.2020 sent vide mail on 02.01.2020.

Respected Sir,

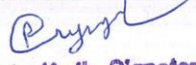
This is with reference to the above mentioned subject; we wish to submit as under for your kind consideration:

1. With reference to point 1 (one) of the said letter wherein it has been mentioned that the ITR has been uploaded in place of PAN copy, PAN number has been mentioned in place of CIN/TAN, Website of UP -RERA has been mentioned in place of promoter's website & to upload the audited balance of F.Y. 2017-18 of the company.

In this context we would like to submit that we have duly uploaded the PAN copy of the company and updated the CIN number of the company respectively on their fields. Further, the Audited Balance Sheet for FY 2018-19 and the website of promoter have been updated by us on UPRERA portal.

2. With reference to Point 2 (two) of the said letter, we wish to submit as follows:-
 - (i) No separate layout plan and site plan were sanctioned by Agra development authority in our case hence all the plans which were sanctioned are duly uploaded in the tab of "approved map" and "approved layout".

For Varahi Builders Pvt. Ltd.

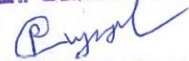

Director/Auth. Signatory

- (ii) With respect to query related to plot area **applied for registration** i.e. 2216 sq mtr, we wish to submit that the project consists of 2 (Two) identical towers against which currently we are registering only one tower, hence the land area of 2216 sq. mtr. only is applied for registration. The calculation of said area is as follows :-

S. No.	Particulars	Land Area (In Sq. Mtr.)
A	Total Land Area	5500.00
B	Less : Area under Road Widening	1067.50
C (A-B)	Net Area to be registered	4432.50
D (C/2)	Plot Area of each tower	2216.25

- (iii) The Demarcated MAP of tower to be registered is duly uploaded under "approved map" and "approved layout" column.
- (iv) With respect to clarification in respect to compounded maps, we wish to submit that the project was first started under landowner-builder agreement with Nalanda Heights in the year 2010, which due to some unavoidable circumstances got stuck and later on we, the landowner of the project, with our own funds completed the basic structure of one tower and get the sanctioned maps compounded. Now as pre registration under RERA is mandatory to book, market and sell the project and compounded maps were passed without mentioning any date of validity, we, after consultation & discussion with the officers of UP-RERA authority, put the end date of project as 31.12.2021 i.e. the date under which we will be able to complete the whole tower and get the completion certificate from development authority, and applied here with compounded maps for registration.
3. With reference to Point 3 (three) of the said letter, it has been mentioned that fire NOC has been obtained up to 4th floor whereas promoter has provided the details up to 8th floor. We would like to clarify that the maps have been compounded and we will be able to obtain the fire NOC up to 8th floor after its completion as per the norms of building by laws of Agra. We have also enclosed the letter received from Agra Development Authority in this regard for your kind perusal.

For Varahi Builders Pvt. Ltd.


Director/Auth. Signatory

Further the development work plan and electricity supply plan for our project have been updated on the portal.

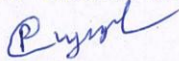
We would humbly request you to kindly go through our reply and the plans already uploaded by us to expedite our registration so that we may be able to Launch and complete the project within time.

Hope this may suffice your requirement.

Yours faithfully

For Varahi Builders Private Limited

For Varahi Builders Pvt. Ltd.



Director/Auth. Signatory

Managing Director



कार्यालय-प्रवर्तन अनुभाग
आगरा विकास प्राधिकरण, आगरा।

पत्रांक :- 772 / डी/अ0नि0/2019

दिनांक :- 28 / 06 / 2019

प्रेषक,

सहायक अभियन्ता (प्रवर्तन),
आगरा विकास प्राधिकरण,
आगरा।

सेवा में,

श्री रमेश चन्द्र,
निदेशक वाराही बिल्डर्स प्रा0 लि0,
खसरा सं0-41, मौजा चमरौली,
आगरा।

विषय:- खसरा सं0-41, मौजा चमरौली, आगरा पर किये जा रहे निर्माण को शमन कराये जाने के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक आपके खसरा सं0-41, मौजा चमरौली आगरा पर प्रस्तुत शमन शमन मानचित्र पर सक्षम प्राधिकारी द्वारा दिनांक 27.06.2019 को स्वीकृति प्रदान किये जाने के क्रम में कुल शमन शुल्क 277731/- (रुपये दो लाख सतत्तर हजार सात सौ इकत्तीस मात्र) प्राधिकरण कोष में 15 दिवस में जमा करना सुनिश्चित करें, अन्यथा इस घनराशि को उ0प्र0 नगर योजना एवं विकास अधिनियम-1973 की धारा-40 के अन्तर्गत भू-राजस्व की भाँति जिलाधिकारी, आगरा के माध्यम से वसूल कर लिया जायेगा, जिस पर नियमानुसार अतिरिक्त व्यय भी आपको ही वहन करना होगा एवं उक्त प्रतिबन्ध/शर्तों का पालन करना होगा। जो निम्नवत् हैं-

प्रतिबन्ध/शर्त:-

1. स्वीकृत मानचित्र की समस्त शर्तों एवं प्रतिबन्धों का अनुपालन सुनिश्चित करना होगा।
2. नियमानुसार आवश्यक वृक्षारोपण सुनिश्चित करना होगा।
3. भवन के स्ट्रेक्चर सेफ्टी प्राधिकरण में प्रस्तुत स्ट्रक्चरल सेफ्टी प्रमाणपत्र एवं डिजाइन के अनुसार निर्माणकर्ता को सुनिश्चित करना होगा।
4. अग्नि शमन विभाग द्वारा जारी एन.ओ.सी. की शर्तों का अनुपालन करना होगा एवं शमन मानचित्र पर एन.ओ.सी. प्राप्त कर प्राधिकरण में प्रस्तुत करना होगा।
5. निर्माणकर्ता को नियमानुसार पूर्णता प्रमाण पत्र प्राधिकरण से प्राप्त करने के पश्चात ही अध्यासन करना होगा।

6. सड़क सीमा हेतु छोड़ी गई भूमि को निःशुल्क प्राधिकरण को हस्तान्तरित करना होगा।
7. रेन वाटर हार्वेस्टिंग व सोलर वाटर हीटिंग सिस्टम का प्राविधान करना होगा।
8. भविष्य में यदि कोई देयता शेष रहती है तो उसे मय ब्याज के प्राधिकरण कोष में जमा कराना होगा।
9. मानचित्र में उल्लिखित शर्तों एवं प्रतिबन्धों का पालन न करने पर दी गई शमन स्वीकृति स्वतः निरस्त मानी जायेगी।
10. लेबर सेस की धनराशि पृथक से जमा करनी होगी। जिसकी गणना कार्य अनुसार जमा करना सुनिश्चित किया जाये।

भवदीय

28/6/19
सहायक अभियन्ता (प्रवर्तन)