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* Consignment Number	<input type="text" value="EU334506718IN"/>	<a href="#">Track More</a>
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Booked At	Booked On	Destination Pincode	Tariff	Article Type	Delivery Location	Delivery Confirmed On
Sec62 Noida SO	16/02/2024 11:49:48	226007	47.20	Inland Speed Post	New Hyderabad SO	19/02/2024 16:59:09

### Event Details For : EU334506718IN

#### Current Status : Item Delivered(Addressee)

Date	Time	Office	Event
19/02/2024	16:59:09	New Hyderabad SO	Item Delivered(Addressee)
19/02/2024	15:02:17	New Hyderabad SO (Beat Number:3)	Item Delivered [To: RB (Security Personnel) ]
19/02/2024	10:53:21	New Hyderabad SO	Out for Delivery
19/02/2024	08:50:56	New Hyderabad SO	Item Received
19/02/2024	05:33:51	Lucknow NSH	Item Dispatched
19/02/2024	04:23:24	Lucknow NSH	Item Bagged
19/02/2024	01:36:07	Lucknow NSH	Item Received
18/02/2024	12:19:41	MA Lucknow RMS	Item Dispatched
18/02/2024	12:09:47	MA Lucknow RMS	Item Received
17/02/2024	07:00:00	Ghaziabad NSH	Item Bagged
17/02/2024	01:28:24	Ghaziabad NSH	Item Received
16/02/2024	16:19:49	Sec62 Noida SO	Item Dispatched
16/02/2024	16:15:20	Sec62 Noida SO	Item Bagged
16/02/2024	11:49:48	Sec62 Noida SO	Item Booked

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सेवा में,

दिनांक-10.02.2024

श्रीमान सचिव महोदय,  
उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण,  
नवीन भवन, राज्य नियोजन संस्थान,  
कालाकांकर हाउस, पुराना हैदाराबाद,  
लखनऊ-226007

**विषय :-** उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण (उ0प्र0 रेरा) में Ocean Infraheights Pvt. Ltd. द्वारा विकसित की जा रही परियोजना Golden I Phase-II (UPRERAPRJ179850) स्थित Plot No.-11, Tech Zone 4, Greater Noida (West), Gautam Buddha Nagar, Uttar Pradesh, PIN- 201318 के पंजीयन विस्तार स्वीकृति के संबंध में।

महोदय,

कृपया उपरोक्त विषयक प्रमोटर के उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण (UPRERA) को दिये गए पंजीयन विस्तार के ऑनलाइन आवेदन दिनांकित-30.09.2023 का संदर्भ ग्रहण करने का कष्ट करें। जिसमें उक्त पंजीयन की अंतिम तिथि 24.12.2023 को 24.12.2024 तक विस्तारित करने का आवेदन किया गया है।

उक्त परियोजना के पंजीयन विस्तार के ऑनलाइन आवेदन के समय प्रमोटर द्वारा आवेदन की सभी औपचारिकताओं को पूर्ण करते हुये, परियोजना पूर्णता: में हुए विलंब एवं पंजीयन विस्तार से संबंधित आधार एवं उक्त की व्याख्यात्मक टिप्पणी यू0पी0 रेरा पोर्टल पर अपलोड कर दी गयी थी।

परियोजना से संबंधित वार्षिक ऑडिट रिपोर्ट (Form REG-5/AAR), त्रैमासिक प्रगति रिपोर्ट्स (QPRs) एवं 10 बिन्दुओं के प्रारूप पर नोटराइज्ड एफिडेविट को प्रमोटर द्वारा पूर्व में ही अद्यवधिक (Update) / प्रेषित कर दिया गया है।

इस क्रम में यह भी स्पष्ट करना आवश्यक है कि यू0पी0 रेरा द्वारा निर्गत पत्र दिनांकित-18.12.2023 में इंगित आपत्तियों का निराकरण प्रमोटर द्वारा अपने पत्र दिनांकित-15.01.2023 (**छायाप्रति संलग्न**) के माध्यम से पूर्व में ही कर दिया था, तदोपरान्त आज दिनांक तक भी प्रमोटर को माननीय विनियामक प्राधिकरण से किसी भी प्रकार की आपत्ति या कोई भी पत्र विषयक पंजीयन विस्तार के संबंध में प्राप्त नहीं हुआ है।

**प्रमोटर उक्त पंजीयन विस्तार के संबंध में कुछ अति महत्वपूर्ण तथ्य आपके संज्ञान में लाना चाहता है, जोकि निम्न प्रकार हैं :-**

1. यह कि परियोजना के पंजीयन विस्तार के बिना परियोजना का प्रचार-प्रसार करना व विक्रय करना संभव नहीं है, जिस कारण परियोजना की नगद तरलता (Cash Flow) अत्यधिक प्रभावित है और जिसका प्रभाव परियोजना के निर्माण कार्यों पर भी पड़ रहा है।

For OCEAN INFRAHEIGHTS PVT. LTD.

  
Authorised Signatory

Page 1 of 2

OCEAN INFRAHEIGHTS PVT. LTD.

(RERA REGN. NO. (PHASE-II) : UPRERAPRJ179850) (WWW.UP-RERA.IN)

CORP. OFF.: H-191, SECTOR-63, NOIDA (UTTAR PRADESH) - 201301, SITE OFF.: PLOT NO. 11, SEC-TECHZONE 4, GR. NOIDA (WEST), U.P.  
CALL : 0120-4351191 / 4352191, EMAIL : INFO@WWW.THEGOLDEN-I.COM, WEBSITE : WWW.THEGOLDEN-I.COM

2. यह कि, पंजीयन विस्तार के बिना बैंकों तथा अन्य वित्तीय संस्थाओं द्वारा प्रमोटर एवं परियोजना को किसी भी प्रकार का कोई भी ऋण निर्गत नहीं किया जा रहा है, जिससे सम्पूर्ण परियोजना पर एवं उक्त को समय से पूर्ण करने पर प्रतिकूल प्रभाव पड़ रहा है। जिस कारण प्रमोटर कम्पनी को अनावश्यक रूप से आवंटियों को देरी के लिये प्रतिकर/ब्याज (Interest) देने की बाध्यता बन रही है।
3. यह कि पंजीयन विस्तार के अभाव में परियोजना के वर्तमान आवंटियों एवं परियोजना के भावी ग्राहकों के मध्य प्रमोटर एवं परियोजना की साख (Goodwill) पर प्रतिकूल प्रभाव पड़ेगा एवं इसका दूरगामी प्रभाव परियोजना के कब्जे पर भी होगा।

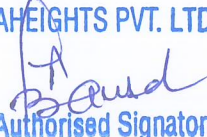
उपरोक्त तथ्यों के आधार पर प्रमोटर यह आग्रह करता है कि, उक्त परियोजना के पंजीयन विस्तार को माननीय विनियामक प्राधिकरण द्वारा अगले एक वर्ष के लिये विस्तारित कर दिया जावे।

सधन्यवाद।

Ocean Infraheights Pvt. Ltd.

For OCEAN INFRAHEIGHTS PVT. LTD.

(अभिषेक बंसल)  
(अधिकृत हस्ताक्षरी)

  
Authorised Signatory

Mobile No.- 9971188270

Email id- account@thegolden-i.com

संलग्नक :- उपरोक्तानुसार।

सेवा में,

दिनांक-15.01.2024

श्रीमान तकनीकी सलाहकार महोदय,  
उ०प्र० भू-सम्पदा विनियामक प्राधिकरण,  
नवीन भवन, राज्य नियोजन संस्थान,  
कालाकांकर हाउस, पुराना हैदाराबाद,  
लखनऊ-226007

विषय- उ०प्र० रेरा में पंजीकृत परियोजना Golden I Phase-II (UPRERAPRJ179850) के पंजीयन विस्तार के संबंध में।

महोदय,

कृपया उपरोक्त विषय के संदर्भ में अपने पत्र संख्या-15493/तक.सेल./पंजी.वि./2023-24, दिनांकित-23.12.2023 का संदर्भ ग्रहण करने का कष्ट करें, जिसके माध्यम से उक्त परियोजना के पंजीयन विस्तार के आवेदन के संदर्भ में माननीय यू०पी० रेरा द्वारा प्रमोटर कम्पनी के प्रतिनिधि को वीडियो कॉन्फ्रेंसिंग के माध्यम से प्रस्तुत होने के लिए निर्देशित किया गया था।

तत्क्रम में प्रमोटर कम्पनी के प्रतिनिधि श्री पीयूष अग्रवाल एवं श्री सुमित कसाना के द्वारा प्रतिभाग करते हुए माननीय विनियामक प्राधिकरण के प्रतिनिधियों के समक्ष यह तथ्य प्रस्तुत किया गया था कि, प्रमोटर द्वारा पंजीयन विस्तार हेतु दिये गये आवेदन में उ.प्र. रेरा द्वारा निर्धारित 10 बिन्दुओं के अनुसार नोटराइज्ड एफिडेविट पूर्व में ही प्रेषित किया गया था एवं प्रमोटर कम्पनी के उक्त प्रतिनिधियों के द्वारा यह भी अवगत कराया गया कि, गत वित्तीय वर्ष की समाप्ति उपरान्त व्यवसायरत चार्टर्ड एकाउन्टेन्ट से परियोजना के एकाउन्ट की Form REG-5/AAR पर वार्षिक ऑडिट रिपोर्ट उ०प्र० रेरा के बेब पोर्टल पर शीघ्र ही अपलोड कर दी जायेगी तथा उक्त REG-5 अब यू०पी० रेरा पोर्टल पर अपलोड की दी गई है एवं उक्त की छायाप्रति इस पत्र के साथ संलग्नक-1 के रूप में प्रेषित की जा रही है।

उक्त के क्रम में यू०पी० रेरा द्वारा बताई गई समस्त औपचारिकतायें पूर्ण कर दी गई हैं। तत्क्रम में माननीय विनियामक प्राधिकरण द्वारा प्रमोटर को उक्त वीडियो कॉन्फ्रेंसिंग के समय यह आश्वस्त किया गया था कि, उक्त आवेदन पर विचार करते हुए परियोजना का पंजीयन विस्तार अतिशीघ्र निर्गत कर दिया जायेगा।

इस पत्र के द्वारा आपसे पुनः निवेदन है कि, कृपया विषयक परियोजना के पंजीयन विस्तार को जारी किये जाने की कृपा करें। उक्त पंजीयन विस्तार जारी न होने के कारण प्रमोटर कम्पनी द्वारा अपनी विषयक परियोजना की सम्पत्ति को बाजार में बेचना संभव नहीं हो पा रहा है, जिससे परियोजना की नकद तरलता पर प्रतिकूल प्रभाव पड रहा है एवं परियोजना के निर्माण कार्य की गति भी अत्यंत धीमी हो गई है, जिसके चलते निर्धारित समय से परियोजना में सम्पत्तियों का कब्जा देने में विलम्ब होने की संभावना है।

सधन्यवाद।

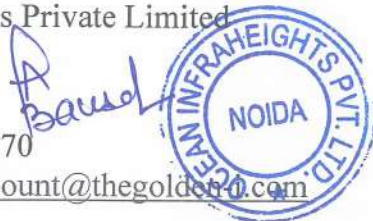
Ocean Infraheights Private Limited

(अभिषेक बंसल)

(अधिकृत हस्ताक्षरी)

मो० नं०- 9971188270

ई०मेल आई०डी०- [account@thegolden1.com](mailto:account@thegolden1.com)



संलग्नक:- उपरोक्तानुसार।

**Ocean Infraheights PVT. LTD.**

(RERA REGN. NO. (PHASE-II) : UPRERAPRJ179850) (WWW.UP-RERA.IN)

CORP. OFF.: H-191, SECTOR-63, NOIDA (UTTAR PRADESH) - 201301, SITE OFF.: PLOT NO. 11, SEC-TECHZONE 4, GR. NOIDA (WEST), U.P.  
CALL : 0120-4351191 / 4352191, EMAIL : INFO@WWW.THEGOLDEN-I.COM, WEBSITE : WWW.THEGOLDEN-I.COM

R. Mohla & Co,  
Chartered Accountants,  
14, Ratan Villa,  
7/33, Tilak Nagar,  
Kanpur-208002  
Ph. No.0512-2531007

FORM - REG - 5  
[see Regulation 4]

ANNUAL REPORT ON STATEMENT OF ACCOUNTS

To,  
Ocean Infraheights Private Limited  
Plot No 11, Tech Zone IV  
Greater Noida West, Uttar Pradesh

**Subject: Report on Statement of Accounts on project fund utilization and withdrawal by Ocean Infraheights Private Ltd for the period 01 April 2022 to 31<sup>st</sup> March 2023 with respect to Project Golden-I, Phase-II UPRERA Regn. No UPRERAPRJ179850.**

This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (herein referred as Act) read along with the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 (herein referred as Rules).

1. We have obtained all necessary information and explanation from the Company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

2. We hereby confirm that we have examined the prescribed registers, books and documents, and the relevant records of Ocean Infraheights Private Limited project Golden-I Phase-II for the period ended 31 March 2023 and hereby certify that:

i M/s Ocean Infraheights Private Limited have completed 10 % (based on Certificate of Chartered Engineer) of the project titled Golden-I Phase-II UP RERA Registration number UPRERAPRJ179850 located at Plot no 11, Tech Zone IV, Greater Noida West, Uttar Pradesh.

ii. Amount collected during the year for this project is Rs. 187509866/- and amounts collected till 31.03.2023 is Rs. 228719277/-

iii. Amount withdrawn during the year for this project is Rs. 178467478/- and amount withdrawn till 31.03.2023 is Rs. 216039778/-

3. We Certify that, we have considered the various professional's certificates i.e., Chartered Accountant Certificates, Engineer Certificates, Architect Certificates issued from time to time for withdrawal of money based on % of Completion of work.



4. We certify that the Ocean Infraheights Private Limited has utilized the amounts collected for the project and the withdrawal from the designated separate bank account(s) of the said project has been in compliance with the proportion to the percentage of completion of the project as mentioned under Section 4 (2)(1)(D) of the Act **subject to the notes given below:** -

- i) The Company being a real estate company is registered with RERA Act,2016 accordingly is required to maintain a separate bank account wherein 70% realization from allottees is to be deposited from where Land/Construction cost is to be made. Deposit were accordingly made but certain other expenses than land and construction cost were also made from the account. However, overall expenses towards land /construction activities was in excess of 70% of total deposits receipts from allottees.
- ii) The amount of Trade Payables towards Construction and Development is Rs. 22453217/- as per Books of Accounts.
- iii) Total Incurred Construction and Development cost/percentage of completion of project have been considered on the basis of accrued expenses booked by the promoter Company in its book of accounts and certificate issued by Chartered Accountants/ other Professionals for withdrawal of money during the year.
- iv) Amount of Advance Booking collected (Net of GST) as mentioned in financial Statement has been considered by us for above calculation.
- v) Construction and Development Cost net of Sundry Creditors Payables has been taken into consideration for calculation of amount withdrawal for the Project.
- vi) Proportionate Lease Rental amount and Payment towards Land cost by the Company for relevant Phase has been considered in calculation of utilized amount.

UDIN:



29019 459BKCWBK6779

(Signature and Stamp/ Seal of the Signatory CA

Name of the Signatory: - CA DIVYA JYOTI MISHRA

Full Address: - 7/33, Tilak Nagar, Kanpur-208002

Membership No.: - 419459

Contract No.: - 0512-2531007

E-mail: - r\_mohla@rediffmail.com

Place: - Kanpur

Date: - 10-01-24

सेवा में,

दिनांक-27.12.2023

श्रीमान तकनीकी सलाहकार महोदय,  
उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण,  
नवीन भवन, राज्य नियोजन संस्थान,  
कालाकांकर हाउस, पुराना हैदाराबाद,  
लखनऊ-226007

विषय- उ0प्र0 रेरा में पंजीकृत परियोजना Golden I Phase-II (UPRERAPRJ179850) के विस्तार के संबंध में।

महोदय,

कृपया उपरोक्त विषय के संदर्भ में अपने पत्र संख्या-15204/तक.सेल./पंजी.वि./2023-24, दिनांकित-18.12.2023 का संदर्भ ग्रहण करने का कष्ट करें, जिसमें उक्त परियोजना के पंजीयन विस्तार के आवेदन के संदर्भ में प्रमोटर कम्पनी को कुछ अभिलेख प्रस्तुत करने के लिए निर्देशित किया गया है, जोकि निम्नप्रकार हैं:-

1. यह कि, उ.प्र. रेरा द्वारा निर्धारित 10 बिन्दुओं के अनुसार नोटराइज्ड एफिडेविट इस पत्र के **संलग्नक-1** के रूप में प्रेषित किया जा रहा है।

आपके पत्र में दिये गये निर्देशानुसार प्रमोटर द्वारा उपरोक्त स्पष्टीकरण दिये गये हैं। आपसे निवेदन है कि, कृपया विषयक आवेदन पर अग्रतर कार्यवाही करते हुए परियोजना का पंजीयन विस्तार जारी करने की कृपा करें।

सधन्यवाद।

Ocean Infraheights Private Limited

(अभिषेक बंसल)  
(अधिकृत हस्ताक्षरी)

For OCEAN INFRAHEIGHTS PVT. LTD.  
  
Authorised Signatory

मो0 नं0- 9971188270

ई0मेल आई0डी0- [account@thegolden-i.com](mailto:account@thegolden-i.com)

संलग्नक:- उपरोक्तानुसार।



**AFFIDAVIT**

**Before Uttar Pradesh Real Estate Regulatory Authority, Lucknow**

I, Abhishek Bansal S/o Shri Devendra Kumar Bansal, aged about 41 Years, R/o F- 1440, 6<sup>th</sup> Avenue Gaur City-1, Greater Noida West, Gautam Buddha Nagar, Uttar Pradesh, PIN-201318 Authorised Signatory in the Company, Ocean Infraheights Pvt. Ltd., the Promoter of the Project **Golden I Phase-II** (UPRERAPRJ179850) situated at Plot No. 11, Sector Techzone-IV, Greater Noida (West), Gautam Buddha Nagar, Uttar Pradesh, PIN-201318 do hereby solemnly affirmed on oath and declare as under.

That my above name and address is correct.

That I am the Authorised Signatory in the Company, Ocean Infraheights Pvt. Ltd. the Promoter of the above said Project.

The Promoter above has applied for the extension of the registration of the said Project before Uttar Pradesh Real Estate Regulatory Authority, Lucknow.

1. That the reasons for the delay in completing the said Project have already been submitted along with the Application for the Extension, however the same are again annexed herewith as **Annexure-1** to this Affidavit.
2. That the balance development work of the project shall be completed by 24.12.2024.
3. That the plans for construction of the said Project have been approved by Designated Authority i.e., Greater Noida Industrial Development Authority (GNIDA) and the validity of the said Maps / Plans is 24.08.2026, a copy of the above said Sanctioned Letter and Sanctioned Maps / Plans is attached herewith as **Annexure-2** to this affidavit.
4. That the submission of the compounding maps is not applicable for the Project at present.
5. That no court case in Hon'ble Supreme Court, Hon'ble High Court, Hon'ble NCLT, Hon'ble NGT is pending against the said Project.



For OCEAN INFRAHEIGHTS PVT. LTD.

*A. Bansal*  
Authorised Signatory

6. That money received from the Allottees of the sold units is Rs. 1,959 Lakhs and total funds that will be available from Bank Loans and other Finance Services is Rs. NIL and Total funds available in the Separate account is Rs. 43.13 Lakhs. The amount required to complete the pending work is Rs. 16,090 Lakhs. The Total No. of Units in the said Project is 795, out of which sold Units are 201, unsold Units are 594 and the price of per Unit is Rs. 36.50 Lakhs. (Refer to the **Annexure-A** attached to this format)
7. That the activity wise timeline to complete the Project. (Refer to **Annexure-A** to this format).
8. That as per the provisions of the Uttar Pradesh Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010, presently formation of Association of Allottees (AOA) / RWA is not applicable to the above said Project.
9. That once the formation of AOA is applicable to the Project the Promoter will provide the consent and willingness of AOA.
10. That there is no deviation in the Construction & the Development of the Project is being carried out as per approved Sanctioned layout. Further there will be no deviation and the development of the Project will be carried out as per the approved sanctioned layout.

For OCEAN INFRAHEIGHTS PVT. LTD.

*A. Bhand*  
Authorised Signatory

Deponent

Verification:

Verified at Gautam Buddha Nagar on this 20<sup>th</sup> day of December 2023. That the contents of this affidavit at S.No. 1 to 10 above is true and correct to the best of my knowledge and belief and no facts have been concealed therefrom.

For OCEAN INFRAHEIGHTS PVT. LTD.

*A. Bhand*  
Authorised Signatory

Deponent



*Ved Prakash*  
**ATTESTED**  
Ved Prakash Uppal  
Notary Advocate  
Reg No.21387  
G.B. Nagar

**21 DEC 2023**

# OCEAN INFRAHEIGHTS PRIVATE LIMITED

Regd. Off.: Plot No. 11, Tech Zone 4, Greater Noida, Gautam Buddha Nagar, U.P.-201318  
CIN: U45400UP2013PTC054586; Tel: 0120-4351191; Email ID: account@thegolden-i.com

सेवा में,

दिनांक: 27.09.2023

श्रीमान सचिव महोदय,  
उ०प्र० भू-सम्पदा विनियामक प्राधिकरण,  
नवीन भवन, राज्य नियोजन संस्थान,  
कालाकांकर हाउस, पुराना हैदाराबाद,  
लखनऊ-226007

**विषय- उ०प्र० भू-सम्पदा विनियामक प्राधिकरण (उ०प्र० रेरा) में Ocean Infraheights Pvt. Ltd. द्वारा विकसित की जा रही परियोजना Golden I Phase-II (UPRERAPRJ179850) स्थित Plot No.-11, Sector-Techzone-IV, Greater NOIDA (West), Gautam Buddha Nagar, Uttar Pradesh, PIN-201318 के, पंजीयन विस्तार के आवेदन के संबंध में।**

महोदय,

ओशियन इन्फ्राहाइट्स प्रा० लि० द्वारा Plot No.-11, Sector-Techzone-IV, Greater NOIDA (West), Gautam Buddha Nagar पर परियोजना Golden I Phase-II का निर्माण किया जा रहा है। उक्त परियोजना उत्तर प्रदेश रेरा में पंजीयन संख्या UPRERAPRJ179850 पर पंजीकृत है।

प्रमोटर द्वारा उक्त पंजीयन भू-सम्पदा (विनियमन और विकास) अधिनियम, 2016 के अंतर्गत प्राप्त किया, जिसकी वैधता दिनांक 24.12.2023 तक है। जैसा कि सर्व विदित है कि, महामारी कोविड-19 से पूर्व ही राष्ट्रीय राजधानी क्षेत्र की रियल एस्टेट परियोजनाएं भयंकर मन्दी के दौर से गुजर रही थीं, जिस कारण परियोजना में नगद तरलता का बड़ा अभाव अनुभव किया गया, जिस कारण परियोजना का निर्माण कार्य भी पूर्व वर्षों में सुस्त हो गया।

उपरोक्त समय अंतराल में, उत्तर प्रदेश शासन द्वारा समय-समय खनन पर लगाई गई रोक के कारण, निर्माण सामग्री का भी सुचारू रूप से परियोजना स्थल पर प्रबंध प्रमोटर द्वारा नहीं किया जा सका। इसके अतिरिक्त समय-समय पर प्रदूषण को लेकर राष्ट्रीय हरित न्यायाधिकरण (NGT) द्वारा राष्ट्रीय राजधानी क्षेत्र की परियोजनाओं के निर्माण पर लगाई गई रोक के कारण, परियोजना निर्माण कार्य में अत्याधिक रूप से पिछड़ गई।

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RERA REGN. NO: UPRERAPRJ179850 (WWW.UP-RERA.IN)  
CORP. OFF. H-191 SECTOR-53, NOIDA (UTTAR PRADESH)-201301, SITE OFF.: PLOT NO-11, SEC-  
TECHZONE 4 GR. NOIDA (WEST), U.P.  
CALL: 0120-4351191/4352191, EMAIL: INFO@THEGOLDEN-I.COM, WEBSITE.THEGOLDEN-I.COM



For OCEAN INFRAHEIGHTS PVT. LTD.

Authorised Signatory

# OCEAN INFRAHEIGHTS PRIVATE LIMITED

Regd. Off.: Plot No. 11, Tech Zone 4, Greater Noida, Gautam Buddha Nagar, U.P.-201318  
CIN: U45400UP2013PTC054586; Tel: 0120-4351191; Email ID: account@thegolden-i.com

परियोजना के निर्माण कार्य में उपरोक्तानुसार निरंतरता आने से पूर्व ही महामारी कोविड-19 की दूसरी लहर का प्रभाव सम्पूर्ण भारतवर्ष में, विशेषकर उत्तर प्रदेश व उसके राष्ट्रीय राजधानी क्षेत्र में पडा., जिस कारण पुनः कामगारों का पलायन इस क्षेत्र से हो गया व अभी तक स्थिति सामान्य नहीं हो पायी है। निर्माण कार्य की स्थिति सामान्य होने में तथा निर्माण सामग्री की उपलब्धता सुचारु होने में अभी कई माह का समय लगेगा, ऐसा प्रतीत होता है।

उक्त क्रम में यह संज्ञान में लाना भी अति प्रासांगिक है कि, स्थल पर निर्माण कार्य बन्द हो जाने के कारण अथवा धीमा हो जाने के कारण तथा आवंटियों की कोविड-19 के कारण नौकरी आदि समाप्त हो जाने से आवंटित सम्पत्तियों के सापेक्ष किश्तों की देनदारी ना तो बैंकों द्वारा ही पूर्ण की जा रही है और ना ही आवंटियों द्वारा स्वयं दी जा रही है जिस कारण नगद तरलता अत्यंत दयनीय स्थिति में है व परियोजना के निर्माण कार्यों को प्रभावित कर रही है।

उक्त परियोजना के माननीय यू0पी0 रेरा में पंजीयन दिनांक 30.10.2021 से लेकर दिनांक 31.08.2023 तक (लगभग 22 माह) के दौरान परियोजना में विकसित किये जा रहे टॉवर्स "**Block-A1, B1, B2, C1, T1, and T2**" में 804 यूनिट्स के सापेक्ष केवल 201 यूनिट्स का ही विक्रय हो पाया है, जोकि उक्त टॉवर्स के कुल यूनिट्स का 25% है।

उपरोक्त दृष्टया वर्तमान में उक्त परियोजना में निर्माण कार्य एवं विक्रय की जाने वाली समपत्ति शेष है, जिनका निर्माण कार्य पूर्ण करना एवं उक्त समपत्तियों का विक्रय करना आवश्यक है, जिसमें आगामी लगभग 1 वर्ष का समय लगने की संभावना है, जिस कारण उपरोक्त परियोजना के निर्माण एवं विकास कार्यों के लिए समय सीमा का विस्तार आगामी 1 वर्ष, दिनांक 24.12.2024 तक लिया जाना आवश्यक है।

उपरोक्त स्पष्टीकरण की दृष्टया प्रमोटर द्वारा परियोजना के पंजीयन विस्तार के लिए आवेदन किया जाना अपरिहार्य हो गया है।

अतः प्रमोटर उक्त परियोजना के लिए भू-सम्पदा (विनियमन और विकास) अधिनियम, 2016 में प्रदत्त प्रावधानों के अनुसार, उपरोक्त परियोजना का पंजीयन विस्तार दिनांक 24.12.2024 तक किये जाने के लिए विधिवत माननीय विनियामक प्राधिकरण के समक्ष आवेदन प्रस्तुत करता है।

उ0प्र0 रेरा के कार्यालय आदेश दिनांक 18.08.2021 के क्रम में प्रमोटर कम्पनी उपरोक्त पंजीयन विस्तार के लिए उ0प्र0 रेरा के समक्ष आवेदन करते हुए उक्त कार्यालय आदेश में निर्देशित निम्न अभिलेखों को इस पत्र के साथ संलग्नित कर प्रेषित कर रही है—

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RERA REGN. NO: UPRERAPRJ179850 ([WWW.UP-RERA.IN](http://WWW.UP-RERA.IN))  
CORP. OFF. H-191, SECTOR-63, NOIDA (UTTAR PRADESH)-201301, SITE OFF.: PLOT NO-11, SEC-  
TECHZONE 4 GR. NOIDA (WEST), U.P.  
CALL: 0120-4351191/4352191, EMAIL: [INFO@THEGOLDEN-I.COM](mailto:INFO@THEGOLDEN-I.COM), [WEBSITE.THEGOLDEN-I.COM](http://WEBSITE.THEGOLDEN-I.COM)



For OCEAN INFRAHEIGHTS PVT. LTD.

Authorized Signatory

# OCEAN INFRAHEIGHTS PRIVATE LIMITED

Regd. Off.: Plot No. 11, Tech Zone 4, Greater Noida, Gautam Buddha Nagar, U.P.-201318  
CIN: U45400UP2013PTC054586; Tel: 0120-4351191; Email ID: account@thegolden-i.com

1. Form -E पंजीयन विस्तार का आवेदन पत्र।
2. परियोजना का पंजीयन प्रमाण पत्र।
3. उपरोक्त परियोजना से संबंधित 11 बिन्दुओं के अनुसार नोटराइज्ड शपथ पत्र (Affidavit)
4. परियोजना के पंजीयन विस्तार के आधार व कारणों की व्याख्यात्मक टिप्पणी (Annexure -1)
5. परियोजना के मानचित्रों की छायाप्रति (Annexure - 2)
6. परियोजना से संबंधित Chartered Accountant का प्रमाण पत्र (Annexure - 3)
7. परियोजना की वित्तीय (Financial) प्रगति व भविष्य की कार्य योजना (Annexure - 4)
8. परियोजना की भौतिक (Physical) प्रगति व भविष्य की कार्य योजना (Annexure - 5)
9. परियोजना से संबंधित Architect का प्रमाण पत्र।
10. परियोजना से संबंधित Engineer का प्रमाण पत्र।

अतः माननीय यू0पी0 रेरा से निवेदन है कि, उक्त के आलोक में विषयक परियोजना को पंजीयन विस्तार प्रदान करने की कृपा करें, जिससे कि परियोजना का निर्माण एवं विकास कार्य पूर्ण करके आवंटियों को कब्जा देने की प्रक्रिया आरम्भ की जा सके।

सधन्यवाद।

भवदीय

Ocean Infraheights Pvt. Ltd.

For OCEAN INFRAHEIGHTS PVT. LTD.

(अभिषेक बंसल)  
(अधिकृत हस्ताक्षरी)

  
Authorised Signatory

Mobile No.- 9971188270

Email id- accounts@thegolden-i.com

संलग्नक :- उपरोक्तानुसार

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RERA REGN. NO: UPRERAPRJ179850 ([WWW.UP-RERA.IN](http://WWW.UP-RERA.IN))  
CORP. OFF. H-191, SECTOR-63, NOIDA (UTTAR PRADESH)-201301, SITE OFF.; PLOT NO-11, SEC-  
TECHZONE 4 GR. NOIDA (WEST), U.P.  
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**GREATER NOIDA INDUSTRIAL DEVELOPMENT AUTHORITY**  
PLOT NO1, SECTOR-KNOWLEDGE PARK-IV, GREATER NOIDA CITY,  
GREATER NOIDA, DISTRICT GAUTAM BUDH NAGAR , (U.P.)  
Website: www.greaternoidaauthority.in e-Mail: authority@gnida.in

PLG / BP SM-24-May-2019:5533

Date 25/08/2021 06:36 PM

To,

OCEAN INFRAHEIGHTS PRIVATE LIMITED

A-60C FIRST FLOOR SECTOR-63 NOIDA, , NOIDA, 201301.

**Sir / Madam**

With reference to your Docket No., **SCR-5333** dated **22/07/2021** for grant of **Sanction** of building plan on **Plot No. 11 Pocket/Block (NONE) Sector TECH ZONE-IV** Greater Noida, I have to inform you that Sanction is being granted by the Authority with the following conditions:

1. This sanction is granted under the provisions of '**The Greater Noida Industrial Development Area Building Regulations 2010**'.
2. The validity of this sanction is as per lease dead, **Upto-05 years**.
3. During this period, after the completion of construction it is necessary to apply for occupancy certificate & **time extension charges shall be payable as applicable**.
4. If demanded by the Authority, you shall be liable to pay charges for the provision of any further facilities/development/improvement.
5. A copy of the sanction drawing shall always be kept at site and shall be made available to any officer of the Authority on demand.
6. No addition/alteration is permitted in the sanctioned drawings. For any changes prior permission from the Authority required.
7. You shall responsible for carrying out the work in accordance with the requirements of **Greater Noida Industrial Development Area Building Regulations 2010**.
8. You shall be required to follow the terms and conditions as indicated in various NOCs issued by different organization.
9. No activity other than as specified in lease dead shall be permitted in the premises.
10. Prior permission from Authority is required for temporary structure like labor huts & site office and bore well.
11. No Parking of any kind shall be permitted on r/w of road.

**Yours faithfully,**

MEENA Digitally signed by  
MEENA BHARGAVA  
BHARGAVA Date: 2021.08.25  
19:01:19 +05'30'

**GM(Planning)**

**Encl :-** Copy of one Set drawings( 01)

**Copy to :-** Admin. (Project) for information and N.A.



For OCEAN INFRAHEIGHTS PVT. LTD.

*A. Bhand*  
Authorised Signatory

**Physical and Financial Plan for completion of the balance work of the Project - (Golden I Phase-II)- UPRERAPRJ179850**

Part 1- Physical Plan																
S. No.	Tower/ Block/ Pocket/ Sector/ (Name)	No of Units	Sold Units	Unsold Units	Pending Work in %	Money Required to complete the pending work.	Qtr-1 Oct -Dec 23	Money required for Qtr-1	Qtr-2 Jan - March 24	Money required for Qtr-2	Qtr-3 April - Jun 24	Money required for Qtr-3	Qtr-4 July Sept 24	Money required for Qtr-4	Qtr-5 Oct Dec 24	Money required for Qtr-5
1	T1	313	201	112	97%	3,865	27%	1,076	27%	1,076	23%	916	14%	558	6%	239
2	T2	314	0	314	95%	3,785	26%	1,047	26%	1,047	22%	886	14%	564	6%	241
3	A1	56	0	56	63%	1,290	17%	357	17%	357	15%	302	9%	192	4%	82
4	B1	32	0	32	63%	747	17%	207	17%	207	15%	175	9%	111	4%	48
5	B2	32	0	32	81%	954	22%	264	22%	264	19%	223	12%	142	5%	61
6	C1	48	0	48	82%	933	23%	258	23%	258	19%	218	12%	139	5%	60

Note: This information is required Tower/ Block/ Pocket/ Sector Wise. "N" refers to number of quarters falling under the extension being sought.

For OCEAN INFRAHEIGHTS PVT. LTD.

*[Signature]*  
Authorised Signatory



Part 2: Pending Development Work (e.g. Electric Supply, Water Supply, Sewage Treatment, Internal Road, Drainage, etc.) - Golden I Phase-II- UPRERAPRJ179850													
S. No.	Name of Activity	Pending Work in %	Money Required for Activity	Qtr-1 Oct -Dec 23	Money required for Qtr-1	Qtr-2 Jan - March 24	Money required for Qtr-2	Qtr-3 April - Jun 24	Money required for Qtr-3	Qtr-4 July - Sept 24	Money required for Qtr-4	Qtr-5 Oct - Dec 24	Money required for Qtr-5
1	Internal Roads & Footpaths	20%	297	10%	149	10%	149	0%	0	0%	0	0%	0
2	Water Supply	20%	325	15%	244	5%	81	0%	0	0%	0	0%	0
3	Sewerage (chamber, lines, Septic Tank, STP)	20%	350	0%	0	10%	175	10%	175	0%	0	0%	0
4	Strom Water Drains	20%	377	15%	282	5%	94	0%	0	0%	0	0%	0
5	Landscaping & Tree Planting	20%	250	10%	125	10%	125	0%	0	0%	0	0%	0
6	Street Lighting	40%	350	10%	88	30%	263	0%	0	0%	0	0%	0
7	Community Buildings	100%	750	20%	150	20%	150	30%	225	30%	225	0%	0
8	Treatment and disposal of sewage and sullage water	80%	350	30%	131	25%	109	15%	66	10%	44	0%	0
9	Solid Waste management & Disposal	80%	345	30%	129	20%	86	20%	86	10%	43	0%	0
10	Water conservation, Rain water harvesting	30%	350	10%	117	10%	117	10%	117	0%	0	0%	0
11	Energy management	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
12	Fire protection and fire safety requirements	90%	372	15%	62	20%	83	20%	83	20%	83	15%	62
13	Electrical meter room, sub-station, receiving station	90%	400	10%	44	50%	222	30%	133	0%	0	0%	0

For OCEAN INFRAHEIGHTS PVT. LTD.

*LA*  
Authorized Signatory



Financials - Total Money required to complete the balance work of the project - Golden I Phase-II -UPRERAPRJ179850		
S. No.	Source of Money	Amount in Lakhs
1	Money available in separate account	43
2	Money available in transaction account	-
3	Amount received from sold units till date.	1,959
4	Receivables from sold units	5,831
5	Receivables from unsold units	21,238
6	Receivables from sanctioned bank/FIs	0
7	Estimated Receivables from new project finances(Bank, Financial Institutions)	0
8	Promoter Contribution	0
9	Other Sources	0

Note: The Promoter must submit certificates from the Chartered Accountant, the Architect and the Structural Engineer of the project in support of the Physical and Financial plan for completion of project submitted by him in this notarized affidavit and upload the same along with the extension applicaiton. The information provided in the affidavit should be based on the certificates.

For OCEAN INFRAHEIGHTS PVT. LTD.

*[Handwritten Signature]*  
 Authorised Signatory





Chartered Accountants Certificate				REG-03
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)				
Information as on 25.09.2023				
Certification work Assigned vide letter No.- NIL Dated -27.09.2023				
UDIN No. -23409153BGXSEZ2928				
Subject: Certificate of amount incurred on Golden I Phase -II, for Construction of 7 Nos. Towers (A1 / B1 /B2/ C1/T1/T2, Club) situated on Plot No. - 11, Techzone - IV Greater NOIDA West, Gautam Buddha Nagar, Development Authority - Greater NOIDA Industrial Development Authority (GNIDA), admeasuring 30,691 Sq. Mtrs. area, being developed by Ocean Infraheights Pvt. Ltd., having UP RERA Registration No.-UPRERAPRJ179850, Designated Bank A/c No. - 921020041626601 - Ocean Infraheights Pvt. Ltd. Separate Bank Account for Golden-I Phase-II , Axis Bank Limited				
		Rs. in Lakhs	Rs. in Lakhs	
S.No.	Particulars	Total Cost Estimated	Amount incurred till now	
1	2	3	4	
1	<b>Land Cost</b> (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above); (e) Interest (Other than Penal Interest, Penalties etc.) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to ,Competent Authority.	1,524	1,635	
	<b>SUB TOTAL LAND COST (in Rs.)</b>	1,524	1,635	
S.No.	Particulars	Total Cost Estimated	Amount incurred till now	
1	2	3	4	
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	480	-	
	<b>SUB TOTAL FEES PAID (in Rs.)</b>	480	-	
3A	<b>Cost of Development And construction</b> (a) Cost of services (water, electricity to construction site) , Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of <b>Salary and Wages</b> (excluding cost of salaries of employees of the company not directly attached to project);	18,500	2,886	
	<b>Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a )</b>	18,500	2,886	
3B	<b>Cost of construction incurred (As Certified by Project Engineer)</b>	18,500	2,410	
3C	<b>Total Construction Cost (Lower of 3A and 3B.)</b>	18,500	2,410	
3D	<b>Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)</b>	-	-	
3	<b>TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)</b>	18,500	2,410	
4	<b>TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)</b>	20,504	4,045	

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			REG-03
<b>Chartered Accountants Certificate</b>			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 25.09.2023			
Certification work Assigned vide letter No.- NIL Dated -27.09.2023			
UDIN No. -23409153BGXSEZ2928			
<p><b>Subject: Certificate of amount incurred on Golden I Phase-II, for Construction of 7 Nos. Towers (A1 / B1 /B2/ C1/T1/T2, Club) situated on Plot No. - 11, Techzone - IV Greater NOIDA West, Gautam Buddha Nagar, Development Authority - Greater NOIDA Industrial Development Authority (GNIDA), admeasuring 30,691 Sq. Mtrs. area, being developed by Ocean Infraheights Pvt. Ltd., having UP RERA Registration No.-UPRERAPRJ179850, Designated Bank A/c No. - 921020041626601 - Ocean Infraheights Pvt. Ltd. Separate Bank Account for Golden-I Phase-II , Axis Bank Limited</b></p>			
		Rs. in Lakhs	Rs. in Lakhs
S.No.	Particulars	Total Cost Estimated	Amount incurred till now
1	2	3	4
5	Percentage completion of Construction Work completed (as per Project Engineer Certificate) (Viz. 7 Nos. Towers)		13%
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) ( Col.4 of row 4 / Col.3 of row 4)%		20%
7	Total amount received from Allottees till date since Inception of the Project (in Rs.)		1,959
8	70% Amount to be deposited in Designated Account (0.7*Row 7)		1,371
9	Cumulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4*row 6 )		4,045
10	Amount actually withdrawn till date since inception of the project ( This shall include 70% of the amounts already realised till date but not deposited in the designated Account )		1,328
11	Balance available in Designated A/c as on 25.09.2023		43.13
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)		2,717
<p>This certificate is being issued on specific request of <b>M/s Ocean Infraheights Pvt. Ltd.</b> for RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief. <b>Kindly also refer Annexure - 1 for Notes to CA. Certificate</b></p>			
<p>For Gaurav Jai Agrawal &amp; Associates Chartered Accountants Firm Regn. No. 024547C</p> <p>GAURAV <small>Digitally signed by GAURAV AGRAWAL Date: 2023.09.30 15:41:37 +05'30'</small> AGRAWAL</p> <p>CA. Gaurav Agrawal (Proprietor) Membership No. - 409153 Date: 30.09.2023 Place: Greater NOIDA</p>			





**Notes to CA. Certificate (Golden I Phase-II UPRERAPRJ179850)**  
**Annexure - 1**

- (a) The Estimated & Incurred Land cost has been considered on the basis of Registered Lease Deed Dated – 23.07.2013 between Greater NOIDA Industrial Development Authority (GNIDA) and U. Y. Industries Pvt. Ltd. Regarding, Land admeasuring 1,00,035.70 Sq. Mtrs., situated at Plot no.-11, Sector Techzone – IV, Greater NOIDA (West), Gautam Buddha Nagar, Uttar Pradesh.
- (b) Further, as per the order of Hon'ble High Court of Bombay, dated 20.11.2015, in Writ Petition no.- 471 of 2015 and order of Hon'ble High Court of Allahabad, dated 11.07.2016, in Writ Petition no.- 50 of 2015, the Greater NOIDA Industrial Development Authority (GNIDA) has transferred the said property in favour of Ocean Infraheights Private Limited from U.Y. Industries Pvt. Ltd., through its letter no.- प्रे.नो/आईटी0/2016/9278 dated 22.12.2016.
- (c) Total Estimated Construction and Development Cost for sum of Rs. 18,500 Lakhs have been considered on the basis of the Certificate provided by the Engineer in respect of the said project.
- (d) The amount of Trade Payables is Rs. 494.09 Lakhs as per Books of Accounts and Management Representation Letter (MRL) Dated - 27.09.2023 provided by the Promoter Company.
- (e) Total Incurred Construction and Development Cost have been considered on the basis of Accrued expenses booked by the Promoter Company in its books of Accounts.
- (f) The data for the period from 01.04.2022 to 25.09.2023 is unaudited further the same is based on as per books of accounts maintained & produced before me by the Ocean Infraheights Pvt. Ltd.

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**VIKAS KUMAR GOEL**

Architect, Interior Designer  
Government Approved Valuer of Land & Buildings  
Registered Valuer for Land & Buildings from I.B.B.I.  
Council of Architecture No. CA/94/17889  
Add.:C-30 A, Rajat Vihar, Sector-62, Noida-201309  
Mob.-8178515873,9810406768  
email:vikasavidesigntech@gmail.com  
www.vikasavidesign.com

FORM-REG-01

**ARCHITECT'S CERTIFICATE**

(To be submitted at the time of Registration of Ongoing Project and for withdrawal of Money from Designated Account)

No. Golden I/ph II/16

Date: 26.09.2023

**Subject: Certificate of Percentage of Completion of Construction Work of Project 'Golden I Phase- II, having 7 No. of Building(s)/07 Block(s) namely (A1, B1,B2,C1,T1,T2 & Club) of the Project UPRERA Registration No. UPRERAPRJ179850 situated on the Plot no. 11, Tech Zone IV, Demarcated by its boundaries (latitude and longitude of the end points) Latitude28.59360 N, 77.43430E,28.59360 N,77.43430 E Greater Noida West, Tehsil Gautam Buddha Nagar, Competent/ Development authority Greater Noida Industrial Development Authority District Gautam Buddha Nagar, admeasuring 30691.00 Sq. Mtrs. area being developed by Ocean Infraheights Pvt. Ltd.**

I Vikas Kumar Goel have undertaken assignment as Architect of certifying Percentage of Completion Work of the Construction Work of Project 'Golden I' Phase-II, having 7 No. of Building(s)/07 Block(s) namely (A1,B1,B2,C1,T1,T2 & Club) of the second Phase of the Project UPRERAPRJ179850 situated on the Plot no. 11, Tech Zone IV, Greater Noida West, Tehsil Gautam Buddha Nagar, Competent/ Development authority Greater Noida Industrial Development Authority District Gautam Buddha Nagar, admeasuring 30691.00 Sq. Mtrs. area being developed by Ocean Infraheights Pvt. Ltd.

**1. Following technical professionals are appointed by Promotor:-**

- |                                    |                                   |
|------------------------------------|-----------------------------------|
| (i) M/s. Sikka Associates          | as L.S. / Architect ;             |
| (ii) M/s. NNC Design International | as Structural Consultant          |
| (iii) M/s. Paradise Consultants    | as MEP Consultant                 |
| (iv) Mr. Ajay Raina                | as Project head.                  |
| (v) Mr. Anil Kumar Ojha            | as Site In charge/Site Supervisor |

Based on Site Inspection, with respect to each of the Buildings /Blocks/Towers of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the Buildings /Blocks/Towers of the Real Estate Project as registered vide number UPRERAPRJ179850 under UPRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in the Table B. It may be noted site status is taken till 25.09.2023.



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**VIKAS KUMAR GOEL**

Architect, Interior Designer

Government Approved Valuer of Land & Buildings

Registered Valuer for Land & Buildings from I.B.B.I.

Council of Architecture No. CA/94/17889

**Table A1: Tower-A1: Basement 1+G+5**

S. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	Basement-Super Structure	100%
3	Podium	NA
4	Stilt Floor	NA
5	6 number of Slabs Super Structure(excluding basement)	90%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%
8	Staircase-Lift Well super structure only and Lobbies at each Floor level connecting Staircases , Overhead and Underground Water Tanks	65%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Block/Tower	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas(staircase), electro-mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Block/Tower, Compound Wall and all other equipment as may be required to obtain Occupation/Completion Certificate	0%

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Architect, Interior Designer

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Council of Architecture No. CA/94/17889

**Table A2: Tower-B1: Basement+G+5 Floors**

S. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	Basement-Super Structure	100%
3	Podium	NA
4	Stilt Floor	NA
5	6 number of Slabs of Super Structure(excluding basement)	60%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%
8	Staircase-Lift Well super structure and Lobbies at each Floor level connecting Staircases , Overhead and Underground Water Tanks	60%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Block/Tower	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas(staircase), electro-mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Block/Tower, Compound Wall and all other equipment as may be required to obtain Occupation/Completion Certificate	0%

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**VIKAS KUMAR GOEL**

Architect, Interior Designer

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Council of Architecture No. CA/94/17889

**Table A3: Tower-B2: Basement 1+G+5 Floors**

S. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	Basement-Super Structure	75%
3	Podium	NA
4	Stilt Floor	NA
5	6 number of Slabs of Super Structure(excluding basement)	20%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%
8	Staircase-Lift Well (super structure only) and Lobbies at each Floor level connecting Staircases , Overhead and Underground Water Tanks	15%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Block/Tower	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas(staircase), electro-mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Block/Tower, Compound Wall and all other equipment as may be required to obtain Occupation/Completion Certificate	0%

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**VIKAS KUMAR GOEL**

Architect, Interior Designer

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Council of Architecture No. CA/94/17889

**Table A4: Tower-C1: Basement 1+G+5 Floors**

S. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	Basement-Super Structure	90%
3	Podium	NA
4	Stilt Floor	NA
5	6 number of Slabs of Super Structure(excluding basement)	90%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%
8	Staircase-Lift Well(Super structure only) and Lobbies at each Floor level connecting Staircases , Overhead and Underground Water Tanks	80%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Block/Tower	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas(staircase), electro-mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Block/Tower, Compound Wall and all other equipment as may be required to obtain Occupation/Completion Certificate	0%

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Architect, Interior Designer

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Council of Architecture No. CA/94/17889

**Table A5: Club: Basement+G+1 Floors**

S. No.	Task/Activity	Percentage Work Done
1	Excavation	0%
2	Basement-Super Structure	0%
3	Podium	NA
4	Stilt Floor	NA
5	2 number of Slabs plus of Super Structure(excluding basement)	0%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%
8	Staircase, Lift Well and Lobbies at each Floor level connecting Staircases , Overhead and Underground Water Tanks	0%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Block/Tower	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas(staircase), electro-mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Block/Tower, Compound Wall and all other equipment as may be required to obtain Occupation/Completion Certificate	0%

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## VIKAS KUMAR GOEL

Architect, Interior Designer

Government Approved Valuer of Land & Buildings

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Council of Architecture No. CA/94/17889

**Table A6: Tower-T1: Basement +G+10 Floors**

S. No.	Task/Activity	Percentage Work Done
1	Excavation	90%
2	Basement-Super Structure	20%
3	Podium	NA
4	Stilt Floor	NA
5	11 number of Slabs plus of Super Structure (excluding basement)	15%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%
8	Staircase- Lift Well Super structure only and Lobbies at each Floor level connecting Staircases , Overhead and Underground Water Tanks	10%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Block/Tower	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas(staircase), electro-mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Block/Tower, Compound Wall and all other equipment as may be required to obtain Occupation/Completion Certificate	0%

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## VIKAS KUMAR GOEL

Architect, Interior Designer

Government Approved Valuer of Land & Buildings

Registered Valuer for Land & Buildings from I.B.B.I.  
Council of Architecture No. CA/94/17889

Table A7: Tower-T2: Basement +G+10 Floors

S. No.	Task/Activity	Percentage Work Done
1	Excavation	100%
2	Basement-Super Structure	100%
3	Podium	NA
4	Stilt Floor	NA
5	11 number of Slabs plus of Super Structure(excluding basement)	15%
6	Internal walls, Internal Plaster, Flooring within Flats/Premises, Doors and Windows in each of the Flats/Premises	0%
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/premises	0%
8	Staircase- Lift Well super structure only and Lobbies at each Floor level connecting Staircases , Overhead and Underground Water Tanks	10%
9	The external plumbing and external plaster, Elevation, completion of terraces with waterproofing of the Building/Block/Tower	0%
10	Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO NOC, Electrical fittings to Common Areas(staircase), electro-mechanical equipment, Compliance to conditions of environment/CRZ NOC, finishing to entrance lobby/s, plinth protection, paving of areas appurtenant to Building/Block/Tower, Compound Wall and all other equipment as may be required to obtain Occupation/Completion Certificate	0%

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## VIKAS KUMAR GOEL

Architect, Interior Designer

Government Approved Valuer of Land & Buildings

Registered Valuer for Land & Buildings from I.B.B.I.

Council of Architecture No. CA/94/17889

**Table B**

**Internal & External Development Works in Respect of the Entire Registered Phases**

S. No.	Common Areas and Facilities, Amenities	Proposed (Yes/No)	Details	Progress
1	Internal Roads and footpaths	Yes	Under Progress	80%
2	Water Supply	Yes	Under Progress	80%
3	Sewerage (chamber, lines, Septic Tank, STP)	Yes	Under Progress	80%
4	Storm Water Drains	Yes	Under Progress	80%
5	Landscaping & Tree Planting	Yes	Under Progress	80%
6	Street Lighting	Yes	Under Progress	60%
7	Community buildings	Yes	Not started	0%
8	Treatment and disposal of sewage and sullage water	Yes	Under Progress	20%
9	Solid Waste management & Disposal	Yes	Under Progress	20%
10	Water conservation Rain water harvesting	Yes	Under Progress	70%
12	Fire protection and fire safety requirements	Yes	under progress	10%
13	Electrical meter room, sub-station, receiving station	Yes	under progress	10%

Thanking you

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**VIKAS KUMAR GOEL**

(License No. or Council of Architecture membership No. CA/94/17889)



Sunil Kumar Jain  
Chartered Engineer,  
MIE (M-1598001)  
B. Tech(Civil) IITDelhi  
148, Rishabh Vihar,  
Delhi-110092

Form-REG-II'

**ENGINEERS CERTIFICATE**

(For The Purpose of Registration of Project and for withdrawal of Money from Designated Account)

Date:-29/09/2023

**Subject:** - Certificate of Percentage for Completion of Construction Work of "Golden I [Phase-II]" having seven no. Buildings/Blocks/Towers namely "A1, B1, B2, C1, IT-1, IT-2 & Club" of the Project [UPRERA Registration Number Nil] situated on Plot No. 11, Tech Zone-IV, Greater Noida (W) demarcated by its boundaries latitude and longitude 28.59360 to 77.43430 Tehsil Gautam Buddha Nagar, Competent/ Development Authority Greater Noida Industrial Development Authority, District Gautam Buddha Nagar admeasuring 30,691 sqmts. area being developed by M/s Ocean Infraheights Pvt. Ltd.

I, Sunil Kumar Jain, have undertaken assignment of certifying Percentage for Completion of construction work of above mentioned project being developed by Promoter M/s Ocean Infraheights Pvt. Ltd.

1. Following technical professionals are appointed by owner/ Promoter:-
  - a. M/s Sikka Associates as L.S. / Architect ;
  - b. M/s NNC Design International as Structural Consultant;
  - c. M/s Paradise Consultants as MEP Consultant;
  - d. Shri Anil Kumar Ojha as Site In charge.
2. The project is yet to start. We have estimated the cost of the completion of the Civil, MEP and allied works of the project. Our estimated cost calculations are based on the plans/ infor2ation made available to us for the project under reference by the Promoter and by Quantity Surveyor appointed by the Promoter and the fair assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
3. We estimate the total cost for completion of the project under reference as Rs. 18,500/- lacs [Total of s. no. 1 in Tables 'A' & 'B'] including cost of development of common facilities excluding land cost etc.. The estimated total cost of project is with reference to the Civil, MEP and allied works required to be completed for obtaining occupation certificate/completion certificate for the building(s) from the concerned Competent Authority under whose jurisdiction the previously mentioned project is being implemented.
4. The estimated actual cost incurred on construction up to 25/09/2023 is calculated at Rs. 2,410/- lacs [Total of s. no. 2 in Tables 'A' & 'B']. The amount of Estimated Cost Incurred is calculated based on amount of total estimated cost.
5. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate/Completion Certificate from the Competent Authority is estimated at Rs. 16,090/-lacs only [Total of s. no. 4 in Tables 'A' & 'B'].
6. I certify that the Cost of Civil, MEP and allied work for the aforesaid Project as completed till date is as given in Tables A and B below :-

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RISHABH VIHAR East Delhi,  
pseudonym=b8b55924e801a5212b615026  
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Date: 2023.09.30 10:22:06 +05'30'



Email: suniljain198@gmail.com Mob: 7678652892 & 9810025767

## Sunil Kumar Jain

Chartered Engineer,  
MIE (M-1598001)  
B. Tech(Civil) IITDelhi  
148, Rishabh Vihar,  
Delhi-110092

**Table-A1**  
[For Block/Tower "IT-1"]

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on estimate cost)	Rs. 4,000/-
2	Actual Cost incurred as on date 25/09/2023 (Based on estimated cost)	Rs. 135/-
3	Work done in percentage (As percentage of original estimated cost)	3 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 3,865/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	3 %

**Table-A2**  
[For Block/Tower "IT-2"]

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on estimate cost)	Rs. 4,000/-
2	Actual Cost incurred as on date 25/09/2023 (Based on estimated cost)	Rs. 215/-
3	Work done in percentage (As percentage of original estimated cost)	5 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 3,785/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	5 %

**Table-A3**  
[For Block/Tower "A1"]

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on estimate cost)	Rs. 2,000/-
2	Actual Cost incurred as on date 25/09/2023 (Based on estimated cost)	Rs. 710/-
3	Work done in percentage (As percentage of original estimated cost)	36 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 1,290/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	36 %

**SUNIL  
KUMAR JAIN**

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Date: 2023.09.30 10:22:59 +05'30'



Email: [sunjai198@gmail.com](mailto:sunjai198@gmail.com) Mob: 7678652892 & 9810025767

Sunil Kumar Jain  
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**Table-A4**  
[For Block/Tower "B1"]

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on estimate cost)	Rs. 1,180/-
2	Actual Cost incurred as on date 25/09/2023 (Based on estimated cost)	Rs. 433/-
3	Work done in percentage (As percentage of original estimated cost)	37 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 747/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	37 %

**Table-A5**  
[For Block/Tower "B2"]

S. No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on estimate cost)	Rs. 1,180/-
2	Actual Cost incurred as on date 25/09/2023 (Based on estimated cost)	Rs. 226/-
3	Work done in percentage (As percentage of original estimated cost)	19 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 954/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	19 %

**Table-A6**  
[For Block/Tower "C1"]

S. No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on estimate cost)	Rs. 1,140/-
2	Actual Cost incurred as on date 25/09/2023 (Based on estimated cost)	Rs. 207/-
3	Work done in percentage (As percentage of original estimated cost)	18 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 933/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	18 %



**SUNIL  
KUMAR JAIN**

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Date: 2023.09.30 16:23:33 +0530

Email: [sunil198@gmail.com](mailto:sunil198@gmail.com) Mob: 7678652892 & 9810025767

## Sunil Kumar Jain

Chartered Engineer,  
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Delhi-110092

Table-A7  
[Club Building]

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on estimate cost)	Rs. 750/-
2	Actual Cost incurred as on date 25/09/2023 (Based on estimated cost)	Rs. Nil-
3	Work done in percentage (As percentage of original estimated cost)	0 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 750/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	0 %

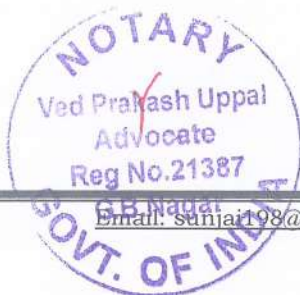
Table-"B"  
Internal & External Development works and common amenities for entire project

S.No.	Particulars	Amount (In Lacs)
1	Total initial estimated cost of the building/wing (Based on estimate cost)	Rs. 4,250/-
2	Actual Cost incurred as on date 25/09/2023 (Based on estimated cost)	Rs. 484/-
3	Work done in percentage (As percentage of original estimated cost)	11 %
4	Balance Cost to be Incurred (Based on the estimated cost)	Rs. 3,766/-
5	Cost Incurred on additional/ extra items (Not included in estimated cost)	-
6	Work done in percentage [as percentage of estimated cost plus additional or extra items (s.no. 2+ s.no. 5)/ (s.no. 1+s.no. 5)*100]	11 %

This is issued on specific request of M/s Ocean Infraheights Pvt. Ltd.(Promoter) for UPRERA Compliance & based on information/drawings made available to us..

**SUNIL  
KUMAR  
JAIN**

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