

सेवा में,

दिनांक— 10-12-2021

श्रीमान सचिव महोदय,  
उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण  
नवीन भवन, राज्य नियोजन संस्थान,  
कालाकांकर हाऊस, पुराना हैदराबाद,  
लखनऊ, उत्तर प्रदेश।

विषय— उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण (उ0प्र0 रेरा) में परियोजना **Golden I Phase III** जनपद **Gautam Buddha Nagar** आवेदन आई0डी0 नं0 **ID343997** के, पंजीयन के संबंध में।

महोदय,

कृपया उपरोक्त विषयक अपने पत्रांक संख्या 0612212 / यू0पी-रेरा / परि0पंजी0 / 2021-22 दिनांकित 06.12.2021 का संदर्भ ग्रहण करने का कष्ट करें, जिसमें उक्त परियोजना के पंजीयन आवेदन के परीक्षण उपरान्त उ0प्र0 रेरा के स्तर से कुछ कमियाँ इंगित करते हुए प्रमोटर कम्पनी से स्पष्टीकरण माँगा गया है। इस संदर्भ में प्रमोटर कम्पनी निम्न स्पष्टीकरण प्रेषित करती है:-

1. यह कि, उक्त पत्रांक के बिन्दू संख्या 1 में निर्देशित शपथ पत्र (**Affidavit**) माननीय विनियामक प्राधिकरण के पोर्टल पर उक्त पंजीयन आवेदन के समय ही अपलोड किया जा चुका है, आपके सुलभ संदर्भ हेतु उक्त शपथ पत्र (**Affidavit**) की मूल प्रति इस पत्र के साथ संलग्नित कर प्रेषित की जा रही है।
2. यह कि, उक्त प्रमोटर द्वारा यू0पी0 रेरा में रजिस्टर्ड 2 अन्य परियोजनायें भी यू0पी0 रेरा पोर्टल पर अंकित कर दी गयी है, उक्त की छायाप्रति इस पत्र के साथ संलग्नित कर प्रेषित की जा रही है।


- परियोजना के एरिया से संबंधित एरिया चार्ट यू0पी0 रेरा पोर्टल पर अपलोड कर दिया गया है एवं आपके सुलभ संदर्भ हेतु इस पत्र के साथ संलग्नित कर प्रेषित किया जा रहा है।

अतः आपके विषयक पत्र में आवेदन से संबंधित बिन्दुओं पर प्रमोटर कम्पनी द्वारा उपरोक्त स्पष्टीकरण दिया गया है, जो कि आपकी अपेक्षाओं के अनुसार होगा। अतः आपसे निवेदन है कि, कृपया उक्त आवेदन पर अग्रतर कार्यवाही करते हुए परियोजना का पंजीयन जारी करने की कृपा करें।

सधन्यवाद।

Ocean Infraheights Pvt. Ltd.

For OCEAN INFRAHEIGHTS PVT. LTD.

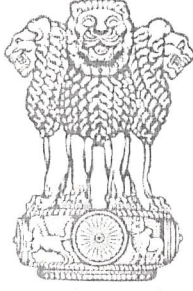
  
Authorised Signatory

(आनन्द कुमार शुक्ला)

(निदेशक)

मो0 नं0— 9971188270

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



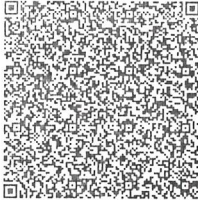
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Uttar Pradesh

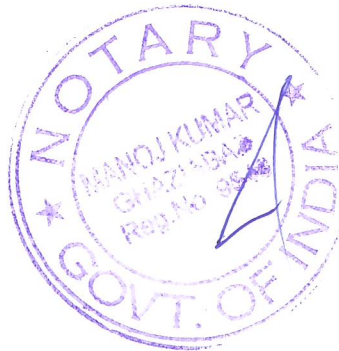
## e-Stamp

Sushil Kumar  
SUSHIL KUMAR  
License No. 354  
33/10, Navyug Market GZB  
(M) 9310164442

Certificate No. : IN-UP36615038931470T  
Certificate Issued Date : 17-Nov-2021 06:44 PM  
Account Reference : NEWIMPACC (SV)/ up14071304/ GHAZIABAD SADAR/ UP-GZB  
Unique Doc. Reference : SUBIN-UPUP1407130463062882516095T  
Purchased by : OCEAN INFRAHEIGHTS PVT LTD  
Description of Document : Article 4 Affidavit  
Property Description : Not Applicable  
Consideration Price (Rs.) :  
First Party : OCEAN INFRAHEIGHTS PVT LTD  
Second Party : Not Applicable  
Stamp Duty Paid By : OCEAN INFRAHEIGHTS PVT LTD  
Stamp Duty Amount(Rs.) : 100  
(One Hundred only)



-----Please write or type below this line-----



For OCEAN INFRAHEIGHTS PVT. LTD.

*[Signature]*

Director

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shilestamp.com' or using e-Stamp Mobile App of Stock Holding.

2. Any tampering of the details on this Certificate and as available on the website / Mobile App renders it invalid.

3. In case of any discrepancy in the legitimacy is on the users of the certificate.

4. In case of any discrepancy please inform the Competent Authority.

## Affidavit

I, Anand Kumar Shukla S/o Suresh Kumar Shukla aged about 44 Years, Managing Director, Ocean Infraheights Pvt.Ltd., having its registered office at Plot No. 11, Sector Techzone-IV, Greater Noida (West), Gautam Buddha Nagar, Uttar Pradesh -201318, do hereby solemnly affirm on oath and declare as under.

1. That my above name and address is true and correct.
2. That I am a Director in the Company, Ocean Infraheights Pvt. Ltd., having its registered office at Plot No. 11, Sector Techzone-IV, Greater Noida (West), Gautam Buddha Nagar, Uttar Pradesh -201318.
3. That the said Company is developing a Project, Golden I Phase-III situated at Plot No. 11, Sector Techzone-IV, Greater Noida (West), Gautam Buddha Nagar, Uttar Pradesh having a total area of admeasuring 1,00,035.70 Sq. Mtrs.
4. That the Company above has already applied for the registration of the said Project under the Real Estate (Regulation and Development) Act, 2016 with Uttar Pradesh Real Estate Regulatory Authority.
5. That no sale has been made in the above said project, neither any amount has been received against the allotment of any Apartment(s) / Shop(s), in the said Project.
6. That the Company hereby declares that it shall allot the property and received the payments from the Applicants / Allottee(s) of the project only after the grant of registration of the said project by Uttar Pradesh Real Estate Regulatory Authority (UP RERA) under the Real Estate (Regulation and Development) Act, 2016.
7. That Project on the said land is being developed by the Promoter in phased manner, accordingly, the 1<sup>ST</sup> Phase & 2<sup>nd</sup> Phase of the Project are under construction and have already been registered on a portion of 61,138 Sq. Mtrs. & 30,691 Sq. Mtrs. Respectively of the said land and is registered with UP RERA against UPRERAPRJ6747 & UPRERAPRJ179850.

The application for the registration of the 3rd Phase of the project on a land portion of 8,206.70 Sq. Mtrs. of the said land is being submitted along with this affidavit.

### Verification-

Verified at on this 17th day of November 2021. That the contents of this affidavit at S.No. 1 to 7 above are true and correct to the best of my knowledge and belief and no facts has been concealed therefrom.

So, help me God

**ATTESTED**  
MANOJKUMAR  
Advocate & Notary  
Govt. of India

17/11/21

For OCEAN INFRAHEIGHTS PVT. LTD.

Deponent

Anand Kumar Shukla  
Director

For OCEAN INFRAHEIGHTS PVT. LTD.

Deponent

Anand Kumar Shukla  
Director



## Promoters Updation

Select Promoter

OCEAN INFRAHEIGHTS PR

### Promoter Details:

Applicant Type \*

Company

Company Name \*

OCEAN INFRAHEIGHTS PRIVATE LIMITED

Company Reg. No \*

U45400UP2013PTC054586

Company Registration Certificate \*

[regcertificate-5807incorporation certificate.pdf](#)

Choose File No file chosen

Only jpg,png and pdf files of maximum size of 2mb allowed.

Main Objective \*

(Residential & Commercial) and to enter into builder agreement with any persons, companies, group of persons, companies etc.

Date Of Incorporation \*

10/01/2013

Upload Brief Detail of

Enterprise \*

[PHOTO-5807Brief details of Enterprises.pdf](#)

Choose File No file chosen

Only pdf files of maximum size of

2mb allowed.

Address \*

Registered Office Address- Plot No. 11, Tech Zone 4, Greater NOIDA (West), Gautam Buddha Nagar, UP - 201318,  
Corporate Office Address- H-191, Sector-63, Noida, UP-201301,  
Site Address- Plot No. 11, Tech Zone 4, Greater NOIDA (West),

Add More Project

In Case of multiple projects click on save project and then click on add more project

Experience of Promoter :-

Brief Details of the Projects Launched during last 5 years

PAN Number \*

AABCO7770M

PAN Copy \*

[PAN-5807PanCard.pdf](#)

Choose File No file chosen

Only jpg,png and pdf files of maximum size of 100kb allowed.

Email \*

account@thegolden-i.com

Mobile \*

9971188270

CIN/TAN Number \*

KNPO01239A

CIN/TAN Copy \*

[CIN-5807TAN.pdf](#)

Choose File No file chosen

Only jpg,png and pdf files of maximum size of 100kb allowed.

Number of Projects

Launched in Past 5

Years\*

2

Name Of Project	Status	UnderProgress Status	Time or delay (in months against original commencement date)	Reason of delay	State	District	Tehsil	Plot/Khasra No.	Area(in sqm.)	payment pending against land cost/dues	Court Name	Case Name	Case No.	Brief Details of Project
Golden I Phase-I	Ongoing	Ongoing			Uttar Pradesh	Gautam Buddha Nagar	Gautam Buddha Nagar	Plot No. 11, Tech Zone- IV, Greater NOIDA (West),Gautam Buddha Nagar, Uttar Pradesh	61138	The Promoter Company has already paid all dues.				<a href="#">5807Project Details- Golden I Phase-I.pdf</a>
Golden I Phase-II	Ongoing	Ongoing			Uttar Pradesh	Gautam Buddha Nagar	Gautam Buddha Nagar	Plot No. 11, Tech Zone- IV, Greater NOIDA (West),Gautam Buddha Nagar, Uttar Pradesh	30691	The Promoter Company has already paid all dues.				<a href="#">5807Project Details- Golden I Phase-II.pdf</a>

Name of Chairman \*

Mr. Anil Kasana

Upload Photo of Chairman \*



Choose File

No file chosen

Only jpg and

png files of maximum size of 100kb allowed.

ADD MORE PARTNER/DIRECTOR

Name Of Partners/Directors etc	Address Of Partners/Directors etc	Photograph Of Partners/Directors etc	
Mr. Anand Kumar Shukla	House No.- 376, Block-A, Sector 46, NOIDA, Gautam Buddha Nagar, U.P. - 201303		Delete
Sumit Kasana	77, Aurangabad Ristal, Ghaziabad, Uttar Pradesh- 201303		Delete

Annual Audited Balance Sheet

Sr No.	File Name	Date	Action
1	<a href="#">5807_9131122018Report 31.12.18.pdf</a>	31/12/2018	<a href="#">Download</a>
2	<a href="#">5807_2125012020Balance Sheet of Ocean Infraheight Pvt. Ltd. F. Y. 18-19.pdf</a>	25/01/2020	<a href="#">Download</a>
3	<a href="#">5807_6810022021Ocean Infraheight Pvt Ltd BalancesheetF.Y. 2019-20.pdf</a>	10/02/2021	<a href="#">Download</a>

[balancesheet-5807Balancesheet201920.pdf](#)

Audited Balance Sheet Of Preceding year\*

Choose File

No file chosen

Only pdf files of maximum size of 2mb

allowed.

Website Of Promoter \*

<http://www.thegolden-l.com>

Income Tax Return of proceeding 3 Years \*

Only pdf files of maximum size of 2mb allowed.

[Income Tax rt1-5807ITR 2017-18.pdf](#)[Income Tax rt2-5807ITR-2018-19.pdf](#)[Income Tax rt3-5807ITR 2019-20.pdf](#)

Choose File

No file chosen

Choose File

No file chosen

Choose File

No file chosen

 I/We certify that the foregoing information is correct and complete to the best of my/our knowledge and belief.

SAVE

CLOSE



The Real Estate (Regulation and Development) Act, 2016 is an Act of the Parliament of India which seeks to protect home-buyers as well as help boost investments in the real estate industry. The Act came into force from 1 May 2016.

## Quick Links

- > [Home](#)
- > [About](#)
- > [Career](#)
- > [Legal](#)
- > [Downloads](#)
- > [Contact Us](#)

## Social Links

- > [Facebook](#)
- > [Google](#)
- > [Twitter](#)
- > [LinkedIn](#)
- > [Youtube](#)

## Circulars & Notices

- > [Agreement For Sale/Lease](#)
- > [Order For CA, Architect, Engineer Certificate](#)
- > [Order For Project Registration & Editing](#)
- > [SOP For Complaint Redressal](#)
- > [Click For More Notices...](#)



