

KHUSH INFRAESTATE

106, Nehru Nagar, Agra - 282 002

Date: - 18.02.2022

To,
The Technical Advisor (In Charge),
The Uttar Pradesh Real Estate Regulatory Authority
Lucknow, Uttar Pradesh

Ref: In the case of Khush Infraestate for its proposed Project "Anthem Too" having application no. ID 381669.

Sub: Reply to the objections raised by your good offices in pursuance to registration of the aforesaid project through letter no. 1602222/UP-RERA/Project Registration/2021-22 dated 16.02.2022.

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 the company registration certificate is not uploaded, in this regard we would like to inform you that we have uploaded the application copy/Fees Receipt on website.
2. With reference to point no. 2 wherein a query has been raised to explain the timeline of 58 months for development of 46 plots, in this respect we wish to submit that UP Awas Vikas has sanctioned our maps with the validity of 5 years i.e. upto 09.01.2027, and as per section 4(2)(l)(C) of RERA 2016 promoter is required to fill the date of completion of the project. In the light of aforesaid provisions and in order to complete the project within the stipulated time lines with safeguarding ourselves from any draconian provisions of the Act, we have mentioned our completion as 30.12.2026, which is under the four corners of law.
3. With reference to point no. 3 wherein we have been asked to upload the project specifications in this respect we wish to submit that the project specifications has already been uploaded on the RERA portal.

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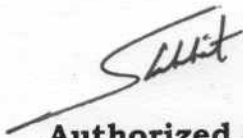
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4. With reference to point no. 4 wherein we have been asked to upload Waste Disposal Plan, Water Supply Plan, Electricity Supply Plan and Development Work Plan, we wish to submit that all the service plans have uploaded on RERA portal.
5. With reference to point no. 5 wherein a query has been raised to upload latest khatauni extract and highlight the khasra no. and the latest ownership, with regard to the same we would like to inform that the project land is not agricultural and is of urban use only since beginning, The land has been purchased by HDFC through a single sale deed dated 15.12.2021 which is already uploaded on RERA, Since the land use is not converted from agricultural to urban, we are unable to upload latest khatauni extract on RERA portal.
6. With reference to point no. 6 wherein we have been asked to upload an affidavit mentioning details of bookings/Sales for the project till the latest date and also confirm that there is no other project registered in RERA, with regards to the same we would like to inform such certificate is already uploaded on RERA portal under "Other Plan" tab.
7. With reference to point no. 7 wherein query has been raised to upload Encumbrances detail cum land title search report from an advocate having 10 years of experience in land-related matters, in this regard we would like to inform that such NEC report from advocate has been uploaded on web portal.

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

Yours faithfully

For Khush Infraestate



Authorized Signatory