



Date: 13.05.2022

To,
The Technical Advisor (Incharge),
Uttar Pradesh Real Estate Regulatory Authority
Lucknow,
Uttar Pradesh-226001

Ref: M/s ANS Developers Private Limited (M/S Shalimar Lakecity Private Limited) for its project: "Belvedere Suites (GH-12) Integrated Township" having RERA Application ID no. ID442395

Subject: Reply to Notice bearing no. 5695/UPRERA/Proj. Reg./2021-22 dated 12.05.2022 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 (read with our reply submitted on 07.05.2022 against objections received from your good office dated 06.05.2022, letter no. 0605221/UPRERA/Proj. Reg./2022-23):

1. With reference to point no. 1 wherein it has been stated that the Project bank account names are not in the prescribed format. In this regard, as the promoter already submitted earlier, we again wish to inform you that the bank accounts names of the project in question are appropriately opened in compliance with the RERA rules. As per the circular dated 24.12.2020, the promoter is required to open 3 bank accounts namely Collection Account, Separate Account and Transaction Account as per the names prescribed therein which is as follows –

Collection Account – <Promoter Name> – Collection Account for <Project Name>

Separate Account – <Promoter Name> – Separate Bank Account for <Project Name>

Transaction Account – <Promoter Name> – RERA Transaction Account for <Project Name>

The Promoter has opened the bank accounts as below –

Collection Account – M/s. ANS RERA Coll Belvedere Suits

Separate Account – M/s. ANS-RERA Sep-Belvedere Suits

Transaction Account – M/s. ANS RERA Trans Belvedere Suits

Since, the respective banks have their policy of 40 digits limit in bank account names, and the same cannot be exceeded by any means, we tried our best to accumulate the name of the promoter developing the project, type of account opened, and project name, so that the purpose and regulations of RERA are complied with. Also, to identify the bank accounts (whether belongs to individual, or any entity), the banks uses the prefix as "M/s or Mr. or Mrs. or Ms.", which is a part of bank KYC, and the same cannot be ignored at any case. As such, the bank account names (as stated above) was the best fit that can be suited for our project. We would also like to bring to your

ANS Developers Private Limited

Registered Address : A2/3, F.F., Safdarjung Enclave, New Delhi Delhi South DELHI DL 110029 IN

Corporate Office : 11th Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow-226 010 (UP, INDIA)

E: care@shalimar.org | T: 0522 4030444 | W: www.shalimarcorp.com | Formerly Shalimar Lakecity Pvt. Ltd.

kind attention that the name of the project is unique, and have never been used in any other project's name registered under UPRERA.

We further wish to affirm you that for the 3 bank accounts opened for the project, we have duly complied with the provisions of Sec.4(2)(l)(D), read with the banking regulations through circular dated 24.12.2020.

Thus, we can say that the provisions of RERA are appropriately complied with, and there are no irregularities w.r.t. the same.

2. With reference to point no. 2, wherein a query has been raised that on Pg-7 of the approved map, the Twenty Eighth floor name has been erroneously mentioned as Thirty Eighth Floor, and the same needs to be corrected by LDA and re-uploaded on the portal. In this regard, as we already submitted earlier, we again wish to state that it is just a case of typo error, wherein only a single term has been misspelled by LDA (thirty instead of twenty), with no major repercussions on the sanctioned map and overall project in general. The map as approved by LDA clearly shows and mentions the details of only 28 floors, there is no 38th floor in the map anywhere.

Further, no fallacy was done on the promoter's part. The promoter genuinely requested LDA to sanction map for their proposed project with 28 floor plan, and the same was duly provided. There was only a small typing mistake, which was entirely due to the software issue of LDA, with no malicious intentions. The promoter has provided all the correct details w.r.t. the Tower/Apartments/Floors being developed, and the same has been declared in each of the documents submitted for project registration. We pray before you to kindly ignore such small typo error, as the same shall not have any major impact.

We are hereby attaching an Affidavit w.r.t. to the above stated 2 objections as raised by your good office.

Further, we indemnify through this letter to all stake holder including RERA, proposed allottee and LDA for claims, actions, suits, proceedings, judgments, orders, damages, costs, losses and expenses of any nature whatsoever brought against us due to such error.

We wish to humbly request you to please bless us with registration no. on conditional basis.

Thanking you

Yours Faithfully,

For **M/s ANS Developers Private Limited**


Authorized Signatory



उत्तर प्रदेश UTTAR PRADESH

53AE 353759

Affidavit cum Undertaking

(For Registration of Project under RERA)

I, Sheo Janam Chaudhary, S/o Late C.D. Chaudhary, aged 62 years, R/o 81, Bal Vihar, Faridi Nagar, Lucknow-226015, authorized signatory of **"M/s ANS Developers Private Limited"**, a private limited company, having Regd. Office situated at 11th Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow-226010, U.P., promoter of the proposed project **"Belevedere Suites (GH-12) Integrated Township"** do hereby solemnly declare, undertake and state as under:

1. That the promoter applied for registration of the above stated project, situated at Khasra No. 91, 93, 321, 327, 322, 323, Lucknow, under UPRERA on 23rd April 2022.

2. That the promoter has opened 3 bank accounts of the said project in compliance with RERA rules, as per the circular no. 10460/Separate Account/F&A/2020-21 dated 24.12.2020.

3. That due to bank's policy, the name of the bank account cannot exceed 40 digits limit, thus, the banks account names of the said project were adjusted

Sworn and Verified
Before me

R.C. VERMA
Adv. & Notary
Lucknow U.P.
Regd No 31/64/2000

accordingly to accumulate the name of the promoter, type of account, and name of the project, so as to comply with RERA provisions.

4. That the promoter had applied before LDA for sanctioning map of the project up to 28th Floor.
5. That the map was duly sanctioned by LDA with a minor spelling mistake/typo error on the 7th page of the map, wherein Twenty Eighth Floor was mistakenly written as Thirty Eighth Floor, with no wrongful intentions.
6. That the promoter has provided all the correct details w.r.t. the Tower/Apartments/Floors being developed, and the same has also been declared in each of the documents submitted on RERA, with application for registration of the said project,
7. That the promoter indemnifies through this Affidavit to all stakeholder including RERA, proposed allottees and LDA for claims, actions, suits, proceedings, judgments, orders, damages, costs, losses and expenses of any nature whatsoever brought against us due to such error.

8. That Promoter/myself take full responsibility for all the particulars/information mentioned herein.

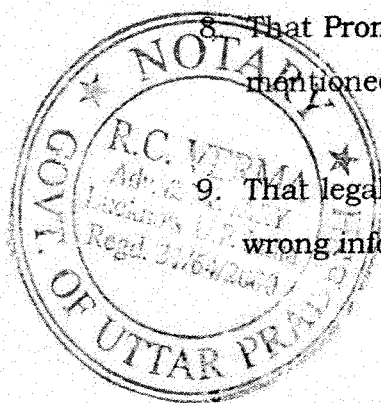
9. That legal action may be taken against us (promoter), at any stage in case any wrong information is found in this affidavit.

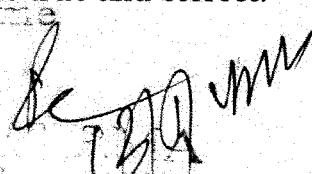

Deponent

Verification

I, Sheo Janam Chaudhary, S/o Late C.D. Chaudhary, aged 62 years, R/o 81, Bal Vihar, Faridi Nagar, Lucknow-226015, authorized signatory of "**M/s ANS Developers Private Limited**", a private limited company, having Regd. Office situated at 11th Floor, Shalimar Titanium, Vibhuti Khand, Gomti Nagar, Lucknow-226010, U.P., promoter of the proposed project "**Belevedere Suites (GH-12) Integrated Township**" do hereby declare that the contents in para-No.1 to 9 of my above Affidavit are true and correct.


Deponent




R.C. VERMA
Notary Public
Lucknow, U.P.
Regd No 31/64/2000

उ.प्र. भू-सम्पदा विनियामक प्राधिकरण,

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

पत्रांक: 5695 / यू0पी0रेरा / परी0पंजी0 / 2021-22

दिनांक: 12 May, 2022

नोटिस

सेवा में,

**M/s ANS Developers Private Limited
(M/s Shalimar Lakecity Private Limited).**
11th floor, Shalimar Titanium Vibhuti Khand Gomti Nagar
Lucknow-226010 UP India
Email- navdeep@shalimar.org

विषय: उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण (उ0प्र0 रेरा) में परियोजना Belvedere Suites (GH-12) Integrated Township जनपद- Lucknow आवेदन आई0डी0 नं0 ID442395 समूचित आपत्तियों का निराकरण न करने के सम्बन्ध में।

महोदय,

कृपया उ.प्र. रेरा में अपनी परियोजना Belvedere Suites (GH-12) Integrated Township के पंजीयन हेतु आनलाईन आवेदन (आई0डी0 नं0 ID442395) किया गया। तकनीकी सेल द्वारा जाँच उपरान्त आपके आवेदन पत्र में निम्नलिखित प्रश्न विचाराधीन है :-

1. The project bank account name is not in the prescribe format. Kindly refer to the circular dated 24.12.2020 and correct the name of bank account as prescribed in the circular.
2. One page number 7 of the approved map, one floor plan has been named as "thirty eighth floor" plan instead of "twenty eighth floor plan". Kindly get the spelling of the floor name correct by LDA and re-upload the same.

उक्त कमियों के निवारण हेतु आपको पुनः एक अवसर प्रदान किया जाता है। आपसे अनुरोध है कि 3 दिन के अन्दर उक्त कमियों को दूर करने का कष्ट करें। अन्यथा की दशा में आपकी परियोजना के निरस्तीकरण की कार्यवाही की जाएगी।

भवदीय

12/05/2022

(अमरीश कुमार)

प्रभारी तकनीकी सलाहकार