



Ref No :- ANS-GH-12/RERA/2022/13

Date: 07.05.2022

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 the letter no. 0605221/UPRERA/Proj. Reg./2022-23 dated 06.05.2022 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:

1. With reference to point no. 1 wherein a query has been raised that out of the 6 registered projects of M/s ANS Developers Pvt. Ltd., only 5 have been mentioned on RERA portal. In this regard, we wish to submit that we have now declared all the projects' name with details on the portal.
2. With reference to point no. 2 wherein a query has been raised that the Audited Balance Sheet of FY20-21 as uploaded on the portal is blurred. In this regard, we wish to submit that we have now uploaded legible copy of the same on the portal.
3. With reference to point no. 3, 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. In this regard, we wish to submit that it is just a case of typo error, which is completely unintentional, there was no wrongful objective behind the same. Due to the software defect on LDA part, the floor name got printed as "Thirty Eight" instead of "Twenty Eight". 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. Further, the promoter declares that request for map approval to LDA was made for only Twenty Eight Floors. Also, the sanctioned map clearly shows floor plans till Twenty Eight Floors, and not Thirty Eight. Just because of that typo/clerical error, the floor name got mentioned as Thirty Eight, instead of Twenty Eight. LDA shall rectify the same. 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.

ANS DEVELOPERS PVT. LTD.

Authorised Signatory

### ANS Developers Private Limited

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

Corporate Office : 11<sup>th</sup> 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.



4. With reference to point no. 4 wherein a query has been raised that Bank account names are not in the prescribed format. In this regard, we wish to submit that the bank account names are duly opened as per the RERA rules. All the 3 bank accounts clearly mentions name of the promoter (ANS), type/nature of bank account (Collection/Separate/Transaction), and name of the project (Belvedere Suites). Since, every bank have its own policy/limit prescribed on the no. of the alphabets that can be processed w.r.t. bank account names, as such, short forms have been used for the same. Also the bank accounts opened for the proposed project are clearly identifiable and distinctive. Additionally, the name of the project is exclusive, and no other project is registered with this name i.e. Belvedere Suites on RERA. As such, the bank accounts are in compliance with RERA.
5. With reference to point no. 5 wherein a query has been raised that Individual contractor name is to be mentioned instead of the Firm/Company name. In this regard, we wish to submit that we have now updated the name of the contractor individual on the portal.
6. With reference to point no. 6 wherein a query has been raised that khatauni extracts have not been uploaded on portal. In this regard, we wish to submit that we have now uploaded the same, highlighting the Khasra No. in it, for your perusal.  
We wish to inform you that in cases where land have been acquired from Subsidiary companies through Transfer Deed, the land are in the name of that Subsidiary Company as per the Khatauni extracts uploaded. As no sale deed have been executed, it's a Transfer Deed between the Parent Company "ANS Developers Private Limited" and its subsidiary companies.  
Additionally, we have also uploaded Fire NOC on porta under Upload Documents > Others Plans (if any) tab.
7. With reference to point no. 7 wherein a query has been raised that total of Financial Targets (Rs.12106 Lacs) does not match to the total project cost (Rs.12286 Lacs) declared on portal. In this regard, we wish to bring to your kind attention that Financial Targets are the estimation of cost that are to be incurred in up-coming quarters from start date of the project till end date, against which quarterly achievements are filed on RERA to provide details of the cost incurred for the respective quarters. Since, in the present case scenario, the start date of our project is 01.10.2022, which is yet to come, and also, as certain cost w.r.t. the project have already been incurred till date 31.03.2022 amounting to Rs.180 Lacs, thus, we have deducted such incurred amount, and shown the balance amount to be incurred during the tenure of the project as Financial Targets. Such incurred cost has also been declared in the CA certificate uploaded on portal.

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

Thanking you

Yours Faithfully,

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

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