

DIVANSH REALTY LLP

A-706, Rajniwas Residency, 22 Sarojini Naidu Marg, Prayagraj

M - 9936810121

GSTN # 09AASFD4826B1ZD

Date: 15.07.2022

To,

The Technical Advisor (Incharge),

Uttar Pradesh Real Estate Regulatory Authority

Lucknow,

Uttar Pradesh-226001

Ref: M/s Divansh Realty LLP for its project: "The Courtyard Shantipuram" having RERA Application ID no. ID492475

Subject: Reply to the letter no. 1407221/UPRERA/Proj. Reg./2022-23 dated 14.07.2022 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 the Balance Sheet and ITRs of the promoter "Divansh Realty LLP" are not uploaded. In this regard, we wish to submit that we have now uploaded the audited Balance Sheet of the promoter for FY 2021-22 on the portal. Since, the said LLP was incorporated on 07.06.2021, as such last 3 years ITRs are not applicable. We are in the process to file the ITR of FY 2021-22, we shall submit the same on RERA portal once done.

We further wish to inform you that there is no Sister concern or parent company of the promoter "Divansh Realty LLP", as such, we are unable to submit the Balance Sheet & ITRs of these to your Authority.

2. With reference to point no. 2 wherein a query has been raised that name of the Separate Bank account is not as per prescribed format. In this regard, we wish to inform you that we have submitted an application for the name change of separate bank account as per RERA guidelines with our bank i.e. Kotak Mahindra Bank. We have uploaded such application on the portal with RA-1.

We will rectify the names of separate bank account, and upload the revised RA-1 once the same is approved by the bank.

3. With reference to point no. 3, wherein we are asked to upload sale deed of the land. In this regard, we wish to submit that we have uploaded the JDA agreement entered between the promoter "Divansh Realty LLP" and the land owners, along with sale deeds of such landowners under "Land Details".
4. With reference to point no. 4 wherein we are asked to re-upload the water supply plan with demarcation of water tank. In this regard, we wish to submit that we have uploaded the same on RERA portal under "Upload Documents" section.
5. With reference to point no. 5 wherein we are asked to upload a land title search report from an advocate having 10+ years of experience. In this regard, we wish to submit that we have now updated the same on the portal under "Upload Documents > Details of Encumbrances".
6. With reference to point no. 6 wherein we have been asked to upload Fire NOC and Aadhar Card of the promoter. In this regard, we wish to submit that we have now uploaded the same on portal under "Upload Documents > Other Plans (if any)".

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

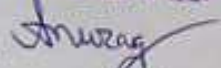
Thanking you

Yours Faithfully,

For M/s Divansh Realty LLP

DIVANSH REALTY LLP

Partner


Partner