



# CHANDAK BUILDERS & DEVELOPERS PVT. LTD.

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Date:22.07.2022

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

**Ref: M/s. Chandak Builders & Developers P Ltd. for its project:  
"Aradhana Enclave" having RERA Application ID no.  
ID500625.**

**Subject: Reply to the letter no.1807222/UPRERA/Proj. Reg./2022-23  
dated 18.07.2022 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 on approved maps name of "**Darshan Lal Kohli, Jogendra Kumar Kohli, Jagjeet Kumar Kohli, and Jagmohan Lal Kohli**" has been mentioned and accordingly a registered joint development agreement between the owners of the map and the promoter of the project has been asked to upload.

In this regard we wish to submit that previously the project land admeasuring 2417.50 sq. mtr. belongs to the above landowners, later **on 23<sup>rd</sup> November 2021**, promoter purchased the aforesaid land through **registered conveyance deed** and became the absolute owner of the land. Since the application for sanctioning of the maps was already submitted before Kanpur Development Authority, maps of the project got approved with the aforesaid names on 29<sup>th</sup> Dec. 2021.

Since promoter has purchased the project land, he invested his money and completed the development work such as, demarcation of plots, sewerage pipeline, rain water harvesting, electricity poles, road work, tree plantation work, main gates etc. with his own funds within the 7 months from date of purchase. It is pertinent to note that the project consist of only 10 (Ten) plots and as on date the development of the project is 100% complete. We are in process to obtain the completion certificate from KDA and have accordingly applied this registration before your good office for a short period of time upto 13<sup>th</sup> Jan 2023, where we will be able to sell all the plots mentioned in the registration application.

2. With reference to point no. 2 wherein a query has been raised that bank accounts of the project are not in the prescribed format, in his regard we wish to submit that due character limitations in the bank account opening, we have to cut short the name of the promoter, but the name of accounts are completely as per the format of RERA, for your kind consideration the names are written herewith again :-

100%	<b>CHANDAK BDP</b> (Promoter name) <b>ARADHANA ENCLAVE-</b> (Project Name) <b>MST COLL A/C</b> (Nomenclature)
70%	<b>CHANDAK BDP</b> (Promoter name) <b>ARADHANA ENCLAVE-</b> (Project Name) - <b>RERA A/C</b> (Nomenclature)
30%	<b>CHANDAK BDP</b> (Promoter name) <b>ARADHANA ENCLAVE-</b> (Project Name) - <b>TRAN A/C</b> (Nomenclature)

3. With reference to point no. 3, we wish to submit that we have uploaded the waste disposal plan for the project. Further w.r.t. electricity supply plan and water supply plan, it is to note that there is no provision to provide water supply and electricity supply to the proposed allottees in our project, they may apply by themselves, before the local authorities for the same. We are required to install electric poles only, which has already been done and accordingly application has been filed.
4. With reference to point no. 4, wherein it has been asked to re-upload the khatauni extract, in this regard we wish to submit that we have uploaded highlighted khatauni extract for your kind consideration. Further since previous landowners names are being mentioned on the khatauniextracts, a certificate from Nagar Nigam certifying our name is mutated on the revenue records is attached for your reference.
5. With referenc e to point no. 5wherein it has been asked to upload the Aadhar Cards of partners, in this regard we wish to submit that the same have been uploaded under promoter registration.

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. Chandak Builders & Developers P Ltd**  
**Chandak Builders and Developers (P) Ltd.**



**Director**

Authorized Signatory