

Date: 25.07.2022

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

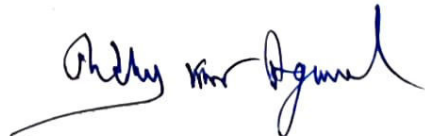
Ref: M/s. Rishita Developers Pvt. Ltd. for its project: "Rishita Manhattan (Phase III) Enclave" having RERA Application ID no. ID501477.

Subject: Reply to the letter no. 2107221/UPRERA/Proj. Reg. /2022-23 dated 21.07.2022 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, we have updated all the 10 projects of the promoter on the RERA portal.
2. With reference to point no. 2, we have updated the ITR of AY 2021-22 on RERA portal.
3. With reference to point no. 3, wherein it has been asked to explain the relation between Rishita Bhawan Nirman Pvt. Ltd. and Rishita Developers Pvt. Ltd., in this regard we wish to submit that Rishita Bhawan Nirman Pvt. Ltd. is a 100% subsidiary company of Rishita Developers Pvt. Ltd. Rishita Developers Pvt. Ltd hold 90% sharers of the company and both the company have common directors Mr. Sudhir Kumar Agarwal (5%) and Lavee Agarwal (5%) on board. The shareholding pattern is attached herewith this reply as annexure 1. Since during the exchange of land, Rishita Developers Pvt. Ltd. didn't have land bank in his name, they exchanged the land of Rishita Bhawan Nirman Pvt. Ltd. and obtain the land admeasuring 3101.40 Sq.mt. in Group Housing - 2 in Omaxe Integrated Township at Sultanpur Road, Lucknow for the project. Both the parties are part of the exchange deed but since maps are approved in name of Rishita Developers Pvt. Ltd, the registration has been applied by him. Further we have added Rishita Bhawan Nirman Pvt. Ltd. as Co- promoter in the project to avoid any future complications.



4. With reference to point no. 4 wherein it has been asked to upload the Aadhar Cards of directors, in this regard we wish to submit that the same have been uploaded under promoter registration.
5. With reference to point no. 5 wherein it has been asked to upload the Non Encumbrance Report from advocate, in this regard we wish to submit that the same has been duly uploaded in registration application.

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. Rishita Developers Pvt. Ltd**

A handwritten signature in blue ink, appearing to read 'Rishita Developers Pvt. Ltd', written in a cursive style.

Authorized Signatory

Rishita Bhawan Nirman Pvt Ltd

CORONATION ANAND TOWER, 1ST FLOOR, 116-117, VIBHUTI KHAND, GOMTI NAGAR,
LUCKNOW - 226010

Details of Shareholders Holding Patterns in Rishita Bhawan Nirman Pvt Ltd:

Name of Shareholder	% Holding	Relationship
SUDHIR KUMAR AGARWAL	5	Director of Rishita Developers Pvt Ltd.
LAVEE AGARWAL	5	Director of Rishita Developers Pvt Ltd.
RISHITA DEVELOPERS PVT LTD.	90	Holding Company

For Rishita Bhawan Nirman Pvt Ltd.



Director

उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण,

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

संख्या: 2107221/यू0पी-रेरा/परि०पंजी०/2022-23

दिनांक: 21-07-2022

सेवा में,
मेसर्स RISHITA DEVELOPERS PRIVATE LIMITED

विषय:- उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण (उ0प्र0 रेरा) में परियोजना RISHITA MANHATTAN (PHASE-III) जनपद Lucknow आवेदन आई0डी0 नं0 ID501477 के पंजीयन के सम्बन्ध में।

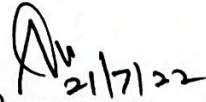
महोदय,

आप द्वारा जनपद Lucknow में परियोजना RISHITA MANHATTAN (PHASE-III) का रेरा अधिनियम की धारा-3 के अन्तर्गत पंजीयन हेतु आवेदन किया गया है। आपका आवेदन पत्र आई0डी0 नं0 ID501477 पर पंजीकृत कर लिया गया है।

आपके द्वारा प्रस्तुत पंजीयन आवेदन पत्र का परीक्षण उ0प्र0 रेरा के स्तर पर भू-सम्पदा (नियमन एवं विकास) अधिनियम 2016, उ0प्र0 भू-सम्पदा (विनियमन एवं विकास) नियमावली 2016 के प्राविधानों तथा प्राधिकरण द्वारा समय-समय पर जारी एस0ओ0पी0 एवं आदेशों के आधार पर किया गया है। आपके पंजीयन आवेदन पत्र में निम्नलिखित कमियां हैं:-

1. In "Number of projects launched in past 5 years", details of 9 projects are provided whereas RERA portal is showing 10 registered projects of the promoter. Kindly provide details of all the projects.
2. ITR for AY 2020-21 is not uploaded.
3. The exchange deed has (a) M/s Rishita Bhawan Nirman private Limited as second party and (b) M/s Rishita developers as third party. Kindly explain the relation between the two companies. Also, if the companies do not have any interrelation then kindly provide a registered joint development agreement and if companies are sister companies (as directors of both firms are same (ref: exchange deed)), kindly provide the share holding pattern of both companies.
4. Kindly upload the Aadhar card of the promoters.
5. Encumbrance is not uploaded. Kindly upload a land title search report from an advocate having 10 years of experience. Ref: Chapter IV, section (e), subsection ii, clause "C" of the RERA Act.

अतः उपरोक्त कमियों का निराकरण करते हुए पंजीयन आवेदन पत्र के विवरण एडिट करने तथा अभिलेख अपडेट करने के साथ-साथ 7 दिन के अन्दर सम्पूर्ण वस्तुस्थिति वेब पोर्टल पर अपलोड करने का कष्ट करें।


(तकनीकी सलाहकार)
उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण

(अमरीश कुमार)
प्रभारी तकनीकी सलाहकार
स०