

Date: 26-Feb-2020

To,
The Technical Advisor
UP Real Estate Regulatory Authority
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow – 226007
Uttar Pradesh

Ref: In the case of Excella Infrazone LLP for its Project “**Excella Kutumb Phase-III**” having Application ID ID51622

Sub: Reply to your query letter 1902201/UP-RERA/Project Reg./2018-19 dated 19.02.2020.

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 1 (one) of the said letter wherein it has been mentioned that Registration Certificate of the firm is uploaded in place of Brief details of enterprise. In this context we would like to submit that we have uploaded the LLP Agreement of “Excella Infrazone LLP”. Further, the ITR for last 3 years have also been uploaded as it has been mentioned that it is not accessible.
2. With reference to Point 2 (two) of the said letter wherein it has been mentioned that maps of the project as well as sanction letter are in the name of M/s ABC Infrapromoters Pvt Ltd, the name of “M/s Excella Kutumb” is mentioned as developer and the land records are in the name of Manoj Kumar Shukla, Rajnikant Mishra, whereas the registration has been applied by the promoter “Excella Infrazone LLP”.

In this context, we would like to submit that M/s ABC Infra promoters Pvt. Ltd. is a lead member of the Joint Development Agreement as per clause (5) of the Agreement and acts as a Licensee herein since it has taken the permit on owner and developer’s behalf for construction on the land. However, “Excella Kutumb” is the name of our project which is proposed herein for registration and the developer name is “M/s Excella

Infrazone LLP" and has got the status of developer in accordance with clause (7) of the Joint Development Agreement.

Further, Mr. Manoj Kumar Shukla, Mr. Rajnikant Mishra, M/s Devshilla Infrazone LLP and M/s Walson Infrareal LLP are the landowners as per clause (1) to (4) of the Agreement, the sale deeds of each of the landowner and developer have been uploaded for your reference.

3. With reference to Point 3 (three) of the said letter, it has been mentioned that the sale deeds for the entire area have been duly uploaded.
4. With reference to Point 4 (four) of the said letter, it has been mentioned that point 4 of the Affidavit is not as per norms. We have uploaded revised affidavit on the portal.

We would humbly request you to kindly go through our reply and the plans already uploaded by us to expedite our registration so that we may be able to Launch and complete the project within time.

Hope this may suffice your requirement.

Yours faithfully

For Excella Infrazone LLP.

For Excella Infrazone LLP

Partner

Managing Partner

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