

Ref. No. :

Date.....

Date: 16.07.2020

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 AERA Constructions and Developers Private Limited for its Proposed Project "Royal Villas" bearing Application ID No. 65844.

Sub: Reply to your query letter 3569/UP-RERA/The. Cell/2020-21 sent vide e-mail on 03.07.2020 dated 02.07.2020.

Respected Sir,

This is with reference to the above mentioned subject; we wish to submit as under for your kind consideration:

1. That Land owners "Arshad Hasan Khan" and "Mohd Rafi" have been added as promoters in the proposed project "**Royal Villas**".
2. That the land on which the proposed project "**Royal Villas**" is situated i.e. **12709.16 Sq. Mtr.** is a part of the land admeasuring **25102.50 Sq. Mtr.**, the ownership of which has been described below-

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S. No.	Name of Owner	Lawful owners through	Area in sq. mtr. owned
1.	AERA Constructions and Developers Private Limited	Registry no. 8894 dated 15.07.2014	3526.00
		Registry no. 8895 dated 15.07.2014	1763.00
		Registry no. 8915 dated 16.07.2014	1322.00
		Registry no. 8240 dated 24.07.2015	1322.50
	Sub Total (A)		7933.50
2.	Arshad Hasan Khan	Khatuani No. 00176 00177 00162	5283.00
3.	Mhod Rafi	Khatuani No. 00176 00177 00162	6603.00
4.	Masood Hasan Khan (Power of Attorney Holder of Azam, Alam, Muzam, Mukkaram)	Khatuani No. 00176 00177 00162	5283.00
	TOTAL (Sub Total A + Serial No. 2,3,4)		25102.50

3. That the land area i.e. **12709.16 sq. mtr.** on which the said project is proposed belongs to landowner 1,2 & 3 only i.e. AERA Constructions and Developers Private Limited (Sq. Mtr Area **7933.50**), Arshad Hasan Khan (Sq. Mtr Area **5283.00**) & Mhod

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Rafi (Sq. Mtr Area **6603.00**), **Total 19819.50** Sq. Mtr. and all the 3 (three) landowners are registered as **Promoters** as per the requirement of UPRERA Authority.

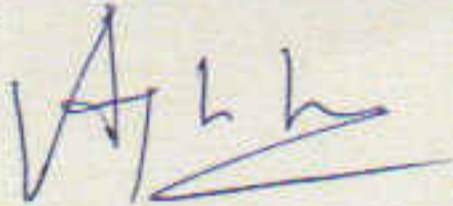
4. That landowners "**Mr. Azam, Mr. Alam, Mr. Muzam, Mr. Mukkaram, Smt. Sazda Begum, Mhod. Danish & KM Areeba**" are not belongs to the land on which the said project is proposed and only appearing because of **shaamil khaatedaari**.
5. The registration of the project has been applied by AERA Constructions and Developers Private Limited, as a main promoter and "Arshad Hasan Khan" or "Mohd Rafi" as co-promoters on the land area of 12709.16 sq. mtr for which all the landowners have been provided the **right to develop and sell** the project to AERA Constructions and Developers Private Limited **through a registered consortium agreement dated 29.01.2020**.

Therefore, it is to submit in the net shell, that "AERA Constructions and Developers Private Limited" has the exclusive right to sell & develop the project "**Royal Villas**".

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

Yours faithfully

For AERA Constructions and Developers Private Limited



Managing Director/Authorized Signatory



ई-मेल
अनुस्मारक-1

उ.प्र. भू-सम्पदा विनियामक प्राधिकरण

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

पत्रांक 2569 यूपीरेरा/तक0सेल/2020-21
सेवा में,

दिनांक 02 जुलाई, 2020

M/s AERA CONSTRUCTION & DEVELOPERS PVT LTD
32, BARADARI HOUSE, OLD CITY
BAREILLY.

विषय: उ.प्र. रेरा में परियोजना "ROYAL VILLAS" जनपद बरेली (ID-65844) को सूचित आपत्तियों का निराकरण न करने के सम्बन्ध में अनुस्मारक।

महोदय,

कृपया उ.प्र. रेरा में अपनी परियोजना "ROYAL VILLAS" के पंजीयन हेतु ऑनलाइन किए गए आवेदन पत्र का संदर्भ ग्रहण करने का कष्ट करें। आपके आवेदन पत्र (ID-65844) की जांच तकनीकी सेल द्वारा की गयी है। जांच के उपरान्त आवेदन पत्र की कमियों को दूर करने हेतु उ0प्र0 रेरा के पत्र दिनांक 22.05.2020 द्वारा आपको सूचित किया गया था। तदक्रम में आपके द्वारा आपत्तियों का निराकरण नहीं किया गया है जो निम्नलिखित है:-

- 1- (i) "भू-स्वामियों के Power of Attorney" प्राप्त व्यक्ति को प्रमोटर के रूप में जोड़ा जाना चाहिए या
- (ii) प्रमोटर के रूप में भूमि मालिकों को जोड़ा जाना चाहिए।

उ.प्र. रेरा के एडवोकेट द्वारा परियोजना के संबंध में दी गयी विधिक राय का सारांश निम्नवत् है:-

M/s AERA CONSTRUCTION & DEVELOPERS PVT LTD along with Land Owners is a Consortium and it is the Consortium, for the limited purpose of RERA, which is required to fulfill its obligations of Promoter. Though, M/s AERA CONSTRUCTION & DEVELOPERS PVT LTD, can act as Lead Member to interact with the Authority, but 'Consortium' constituting its members qualifies to be the 'Promoter' in the instant case. I opine accordingly.

- 2- कृपया उपरोक्तानुसार वांछित अभिलेखों को अपलोड करना सुनिश्चित करें।

भवदीय,

(विजय बहादुर सिंह)
तकनीकी सलाहकार