

Ref. No. :

Date.....

Date : 06.05.2020

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 New Project "Royal Villas" situated at Khasra No. 808,809,810,184, 815,816; Bareilly UP bearing Application ID No. 65844.**

**Sub: Reply to your query letter 0505201/UP-RERA/Project Reg. /2019-20 sent vide mail dated 05.05.2020.**

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 of the said letter, wherein a query has been raised that the company registration number is different from the documents uploaded, with regard to the same we wish to submit that the error has now been rectified. Beside this the audited balance sheet and ITR of financial year 2018-19 have also been uploaded on the web portal.
2. With reference to Point 2 & 3 of the said letter, we wish to submit as follows :-  
The land on which the project "**Royal Villas**" is being developed i.e. **12709.16 Sq. Mtr.** is part of a larger 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
2.		Registry no. 8895 dated 15.07.2014	1763.00
3.		Registry dated 16.07.2014	1322.00
4.		Registry dated 24.07.2015	1322.50
	Sub Total (A)		7933.50
5.	Arshad Hasan Khan	Khatuani No. 00176 00177 00162	5283.00
6.	Masood Hasan Khan  (Power of Attorney Holder of Mohd Rafi)	Khatuani No. 00176 00177 00162	6603.00
7.	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. 5,6,7)		25102.50

The registration of the project has been applied by AERA Constructions and Developers Private Limited, as all the landowners have 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.**

The Sale deeds of land in favour of "AERA Constructions and Developers Private Limited" and the Khatuani details of all the other landowners have been uploaded on the web portal duly justifying the ownership of total land area.

Managing Director/Authorized Signatory



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Besides this **registered** Power of Attorneys of "**Mr. Azam, Mr. Alam, Mr. Muzam & Mr. Mukkaram**" & "**Mohd Rafi**" in favour of **Mr. Masood Hasan Khan** (Party in consortium agreement) has also been updated in the "Land Details" justifying their waiver of rights related to development, sale, transfer etc. to Mr. Masood Hasan Khan. The relevant portion in the POAs is also highlight for your kind reference.

With respect to other names appearing on the sanction maps i.e. **Smt. Sazda Begum, Mohd. Danish & KM Areeba**, we wish to submit that all the three above persons are not the land owners of the project, they are nowhere connected to the project in terms of development, ownership and financing, their name are appearing here only because they are "**shaamil khaatedaar**" in the revenue records. Promoter is in process to get the names removed in the records by submitting the partition deed at SDM Court but due to lockdown in the nation because of outbreak of Covid-19 pandemic the same updation is pending at their end.

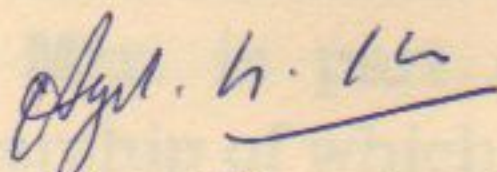
Therefore it is to be noted that "AERA Constructions and Developers Private Limited" has the exclusive right to develop the project "**Royal Villas**".

3. With reference to point no. 4 with regard to the errors in architect certificate, we wish to submit the revised and updated architect certificate has now been uploaded in place of previous one.

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