

Fwd: Regarding Objections Observed by U.P. RERA.**DEVSAI CONSTRUCTION PVT LTD** <devsaiconstructionpvtltd@gmail.com>

5:02 PM

**To** Amit Kumar

Reply

Reply all

Forward

Delete



1 attachment ▸ View Download

Thanks & Regards....

DEVSAI CONSTRUCTION PVT LTD
SPORTS CITY, PLOT NO. GH-02,
ADJOINING TECHZONE-IV, GREATER NOIDA (WEST) - 201009 (U.P.)
PH- 0120-4101011

----- Forwarded message -----

From: **DEVSAI CONSTRUCTION PVT LTD** <devsaiconstructionpvtltd@gmail.com>

Date: Mon, Sep 20, 2021 at 4:46 PM

Subject: Re: Regarding Objections Observed by U.P. RERA.

To: <infouprera@up-rera.in>

Respected Sir,

Greetings of the Day.

We are hereby sending you enclosed reply letter of पत्रांक संख्या 8401/तक0सेल/पंजी0वि0/2021-22 दिनांकित 15-09-2021, regarding extension of SPORTSHOME (UPRERAPRJ6815) Project.

We are also sending copy of the said request letter through Speed Post, to the Hon'ble Regulatory Authority, Lucknow.

Regards,

(Gulshan Kumar)

Director

Mobile No. – +91 9312271916

E-Mail - devsaiconstructionpvtltd@gmail.com

Thanks & Regards....

DEVSAI CONSTRUCTION PVT LTD
SPORTS CITY, PLOT NO. GH-02

[Sign In](#)[Register](#)[हिन्दी](#)

You are here Home>> **Track Consignment**



Track Consignment

[Quick help](#)

* Indicates a required field.

* Consignment Number

[Track More](#)

Article Type	Delivery Location	Delivery Confirmed On
Inland Speed Post	New Hyderabad SO	27/09/2021 15:35:47

Event Details For : EU513887058IN

Current Status : Item Despatched

Date	Time	Office	Event
27/09/2021	17:45:50	Sec 01 Greater Noida SO	Item Despatched
27/09/2021	15:35:47	New Hyderabad SO	Item Delivery Confirmed
27/09/2021	09:44:10	New Hyderabad SO	Out for Delivery
27/09/2021	09:09:51	New Hyderabad SO	Item Received
27/09/2021	02:22:36	MA Lucknow RMS	Item Dispatched
27/09/2021	00:00:00	Sec 01 Greater Noida SO	Item Bagged
26/09/2021	20:46:00	MA Lucknow RMS	Item Received
26/09/2021	05:24:22	Lucknow NSH	Item Dispatched
26/09/2021	03:25:27	Lucknow NSH	Item Bagged
26/09/2021	02:06:49	Lucknow NSH	Item Received
22/09/2021	12:55:27	Sec 01 Greater Noida SO	Item Booked

[Home](#)[About Us](#)[Forms](#)[Recruitments](#)[Holidays](#)[Feedback](#)[Right To Information](#)

सेवा में,
श्रीमान तकनीकी सलाहकार,
उ०प्र० भू-सम्पदा विनियामक प्राधिकरण,
नवीन भवन, राज्य नियोजन संस्थान,
कालाकांकर हाऊस, पुराना हैदराबाद,
लखनऊ- 226007

विषय- उ०प्र० रेरा में पंजीकृत परियोजना "SPORTSHOME" (UPRERAPRJ6815) के पंजीयन विस्तार के संबंध में।

महोदय,

कृपया उपर्युक्त विषयक अपने पत्रांक संख्या 8401/तक०सेल/पंजी०वि०/2021-22 दिनांकित 15-09-2021 का संदर्भ ग्रहण करने का कष्ट करें, जिसमें माननीय यू०पी० रेरा द्वारा कुछ कमियाँ इंगित की गई हैं। इस संबंध में आपको अवगत कराना है कि-

1. परियोजना के मानचित्र वैधता के विस्तार हेतु प्रमोटर द्वारा सक्षम प्राधिकरण (GNIDA) में, आवेदन दिनांक 19-03-2020 द्वारा किया चुका है एवं उक्त मानचित्र वैधता के आवेदन (Revalidation) के संबंध में नियमानुसार, प्रमोटर कम्पनी द्वारा पुनर्वैधिकरण (Revalidation) शुल्क रुपये 6,09,163.00 का भुगतान भी उक्त सक्षम प्राधिकरण को दिनांक 18-03-2020 को किया जा चुका है। (नवीनीकरण आवेदन दिनांकित 19-03-2020 एवं पुनर्वैधिकरण (Revalidation) शुल्क चालान की छायाप्रति संलग्न) उक्त की अवधि प्राधिकरण द्वारा बढ़ाये जाने के पश्चात, मानचित्रों को माननीय विनियामक प्राधिकरण में प्रस्तुत कर दिया जायेगा।
2. REG-5 परफोर्मा में दी जाने वाली ऑडिटर की रिपोर्ट को, माननीय विनियामक प्राधिकरण के पत्रांक 9866/तक०सेल०/पंजी०वि०/2020-21 दिनांकित 03-12-2020 के क्रम में पूर्व में ही प्रेषित किया जा चुका है (छायाप्रति संलग्न)। आपके उपरोक्त संदर्भित पत्र में दिये गये निर्देश के अनुपालन में उक्त REG-5 की छायाप्रति पुनः इस पत्र के साथ संलग्न है।

For Devsai Constructions Pvt. Ltd.

(Signature)

3. विषयक परियोजना के पंजीयन विस्तार के आधार व कारण (एक्सप्लेनटेरी नोट) यू0पी रेरा पोर्टल पर उक्त पंजीयन विस्तार के आवेदन दिनांकित 06-09-2021 को, नियमानुसार, प्रमोटर कम्पनी द्वारा अपलोड कर दिया गया था। आपके उपरोक्त संदर्भित पत्र में दिये गये निर्देश के अनुपालन में उक्त एक्सप्लेनटेरी नोट की छायाप्रति आपके सुलभ संदर्भ हेतु पुनः प्रेषित है।

अतः आपसे निवेदन है कि, उपरोक्त के आलोक में परियोजना के पंजीयन विस्तार को विचार करने का कष्ट करें।

सधन्यवाद।

For Devsai Constructions Pvt. Ltd.



Director

गुलशन कुमार

(निदेशक)

Mobile No.- 9312271916

Email- devsaiconstructionpvtltd@gmail.com

To,

The G.I.P. G.M. (Planning)

Greater Noida Industrial Development Authority,

Greater Noida

19.03.20

डिप्टी सीनियर ऑफिसियल विकास प्रमोशन
कार्यालय: 01, सेक्टर नॉलेन फ्लोर-4
डिप्टी सीनियर ऑफिस 281318
विमान-विमानपत्तन नगर (ग्रेटर नोयडा)

Subject:- Regarding revalidation of building plans in respect of housing project for M/S Devsai Construction (P) Ltd on Plot No GH-02/SC-01, Sector Adjoining Techzone -IV, Greater Noida

Dear Sir,

We would like to mention that the original drawings along with revalidation fee of Rs 75,000/- was deposited by us on _____ for revalidation of drawings. On discussion with the concern person the following other fees/documents were asked to further proceed to issue us the revalidation of building plans and sanctioned letter.

As per sanctioned plans the total built up area of the project was 54,028.068 sqm and the following fees was already deposited at the time of approval:-

Malba Charges	Rs 1,25,000.00
Sewer charges	Rs 1,39,000.00
Inspection charges	Rs. 125,750.00
Date of sanctioned of plans	30.6.2015
Date up to which the plans are valid	29.6.2020

The total balance fee, which has to be deposited for revalidation, is as under:-

S.NO	HEAD	AMOUNT IN RS (A)	9% G.S.T (B)	9% G.S.T (C)	TOTAL (A)+(B)+(C)
1.	Revalidation of plans @Rs 3 per sqm =Rs 1,62,085.00 -Rs 75,000.00(already deposited)	87,085.00	14,588.00	14,588	1,16,261.00
2.	Malba charges @ Rs 10 per sqm=Rs 5,40,281.00-Rs 1,25,000.00	4,15,281.00	37,376.00	37,376.00	4,90,033.00
3.	Sewer Charges Rs 1,41,431.00 -Rs 1,39,000.00	2,431.00	219.00	219.00	28,691.00
4.	Total	5,04,797.00	52,183.00	52,183.00	6,09,163.00



Corporate/Site Office :
Sports City, Plot No. GH-02,
Adjoining Techzone-IV,
Greater Noida (West) - 201009 (U.P.)
Tel. : +91 120 410 1011
Email : info@sportshome.in
Website : www.sportshome.in

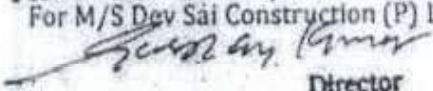
For Devsai Construction Pvt. Ltd.

Palmer Singh
Director

Registered Office :
Shop No.6/1-B-2, Ground Floor,
East Guru Angad Nagar,
Kale Ram Chamber,
East Delhi-110092
CIN - U70109DL2013PTC254993

Along with the letter we are enclosing the challan fees of Rs 6,09,163.00 deposited in bank in above mention heads, letter and copies of receiving of labourcess in labour department of approx amount of Rs 18,00,000.00 and no dues certificate from property department regarding no dues on account of land amount.

You are requested to further revalidate the drawings with effect from 30.6.2020.

Thanking you,
For Devsa Construction Pvt. Ltd.
For M/S Dev Sai Construction (P) Ltd

Director

PERFORMA INVOICE/CHALLAN



Supplier Details-

(This is not a Tax Invoice/Tax invoice will be issued by GNIDA)
(Original for Receipt-Application Copy/GNIDA Copy/Bank Copy)

1. Invoice No: **1935**

Receiver Details-

2. Date of Invoice:

Name: **Dev Sai Construction Pvt Ltd**
Address: **Shakti City, Plot No. 10-11 & 12, Greater Noida**
GSTIN: **09AAEC07517N1Z6** (Optional)

3. Name: Greater Noida Industrial Development Authority

4. Address: Gamma-ii, Greater Noida City (G.B. Nagar)
Plot No.-1, K.P.-IV, Greater Noida City, (G.B. Nagar)

Property Detail

Allotment No. **C.O.M.S - C000018**

Location: **TECHZONE - IV**

5. GSTIN: 09AAALG0129L1Z6

Category* File Ref. No.

*Residential/ Industrial/ Commercial/Institutional

S. No.	Description Of Services	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST		SGST		IGST		Total Value (Rs.)
					Rate(%)	Rs.	Rate(%)	Rs.	Rate(%)	Rs.	
1	Allotment Money	997211			9%		9%		-	-	
2	Additional Compensation Recovery	997211			9%		9%		-	-	
3	Abadi Plot Development Charges	999799			9%		9%		-	-	
4	Additional Course Fees	999799			9%		9%		-	-	
5	B.O.T. Jan Suvidha Charges	998366			9%		9%		-	-	
6	C.L.C. Charges	999799			9%		9%		-	-	
7	C.I.S. Charges	999799			9%		9%		-	-	
8	Cattle Shed Charges	999799			9%		9%		-	-	
9	Community Centre Booking Charges	997211			9%		9%		-	-	
10	Completion Fees	999799			9%		9%		-	-	
11	Copmounding Fee	999799			9%		9%		-	-	
12	Contraction Without Revalidation Fee	999799			9%		9%		-	-	
13	Conversion Charges	999799			9%		9%		-	-	
14	Documentation Charges	999799			9%		9%		-	-	
15	Drain Charges	999799			9%		9%		-	-	
16	Duplicate Drawing Charges	999799			9%		9%		-	-	
17	Duplicate Map Section Charges	999799			9%		9%		-	-	
18	Excess Area Amount (One Time)	997211			9%		9%		-	-	
19	Excess Area Amount	997212			9%		9%		-	-	
20	Excess Cost One Time	997212			9%		9%		-	-	
21	Excess Construction Cost	999799			9%		9%		-	-	
22	Electric Telephone Pipe Charges	999799			9%		9%		-	-	
23	Excess Area Conv. Charges	999799			9%		9%		-	-	
24	Excess Area Lease Rent	997211			9%		9%		-	-	
25	F.A.R. Purchasable	999799			9%		9%		-	-	
26	Flat Increase Cost	997211			9%		9%		-	-	
27	Grass Cutting Charges	999799			9%		9%		-	-	
28	Installment	997211			9%		9%		-	-	
29	Inspection Charges	999799			9%		9%		-	-	
30	Joint Name Processing Fees	999799			9%		9%		-	-	
31	Late Penalty (Construction)	999799			9%		9%		-	-	
32	Late Penalty (Functional)	999799			9%		9%		-	-	
33	Late Penalty (Lease)	999799			9%		9%		-	-	
34	Late Penalty (Prossesion)	999799			9%		9%		-	-	
35	Late Penalty (Registration)	999799			9%		9%		-	-	
36	Late Registry (Penalty)	999799			9%		9%		-	-	
37	Layout Charges	999799			9%		9%		-	-	
38	Lease Deed Penalty	999799			9%		9%		-	-	
39	Lease Rent (Annual)	997211			9%		9%		-	-	
40	Lease Rent (One Time)	997211			9%		9%		-	-	

Please Turn Over

Notes : " Allowed are requested to mention their Name, Allotment No. & their contact No. on the reverse of the DD".

S. No.	Description Of Services	SAC Code	Exempt Value	Taxable Value (Rs.)	CGST		SGST		IGST		Total Value (Rs.)
					Rate (%)	Rs.	Rate (%)	Rs.	Rate (%)	Rs.	
41	Location Charges	999799			9%		9%		-	-	
42	Malwa Charge ✓	999799			9%		9%		-	-	490033
43	Master Plan Document Charges	999799			9%		9%		-	-	
44	Mortgage Permission Fees	999799			9%		9%		-	-	
45	Mutation Permission Fees	999799			9%		9%		-	-	
46	One Time Premium	997211			9%		9%		-	-	
47	Parking Charges	996743			9%		9%		-	-	
48	Penal Interest	999799			9%		9%		-	-	
49	Plan Processing Fees	999799			9%		9%		-	-	
50	Processing Fees	999799			9%		9%		-	-	
51	Purchasable Ground Coverage	999799			9%		9%		-	-	
52	Rain Water Harvesting	999799			9%		9%		-	-	
53	Ramp Charges	999799			9%		9%		-	-	
54	R.T.T. Fee	999799			9%		9%		-	-	
55	Registration Money	997211			9%		9%		-	-	
56	Receipts From Hoarding Advertisement	998366			9%		9%		-	-	
57	Rent Commercial Shops/ Office And Others	997212			9%		9%		-	-	
58	Rent Permission Charges	999799			9%		9%		-	-	
59	Reservation Money	997211			9%		9%		-	-	
60	Restoration Charges (Registration)	999799			9%		9%		-	-	
61	Revalidation Charges ✓	999799			9%		9%		-	-	116261
62	Revised Layout Fees	999799			9%		9%		-	-	
63	Revision Charges	999799			9%		9%		-	-	
64	Revival Charges	999799			9%		9%		-	-	
65	Sale of Brouchers (New Scheme)	999799			9%		9%		-	-	
66	Sale of Forms/Building By-Laws Etc.	999799			9%		9%		-	-	
67	Sewer Connection Charges ✓	999799			9%		9%		-	-	2869
68	Site Visit Charges	999799			9%		9%		-	-	
69	Singage Charges	998366			9%		9%		-	-	
70	Temporary Canopy Fees	999799			9%		9%		-	-	
71	Temporary Structure Fees	999799			9%		9%		-	-	
72	Tenders Forms Sale	999799			9%		9%		-	-	
73	Time Extension Charges	999799			9%		9%		-	-	
74	Transfer Charges	999799			9%		9%		-	-	
75	Transfer Forms Fee	999799			9%		9%		-	-	
76	Taxi Stand Charges	997211			9%		9%		-	-	
77	UN Sectional Area Amount	999799			9%		9%		-	-	
78	Unipol Charges	998366			9%		9%		-	-	
79	Vacant Plot Booking Charges	997211			9%		9%		-	-	
80	Water Connection Charges	999799			9%		9%		-	-	
81	Others (Please Specify)										
Total Rs.											609163
Grand Total											
Invoice Value (Inwards)					Six Lakh Ninety one thousand one hundred sixty three only						
Amount Subject To Reverse Charge											
D.D. No. 392922		Date 18/03/2020		Amount 609163							
Drawn on Bank DCB Bank		Branch Laxmi Nagar									
Bank Seal											

Stamp: 18/03/2020, 19 MAR 2020, 18/03/2020

Signature: _____

Designation: _____

Date: _____

Note: In case of service supply, Invoice shall be issued in triplicate
One for recipient/One for supplier/one for Bank

उ.प्र. भू-सम्पदा विनियामक प्राधिकरण

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

पत्रांक 9866 / तक0सेल / पंजी0वि0 / 2020-21

दिनांक 03, दिसम्बर, 2020

सेवा में,

M/s DEVSAI CONSTRUCTION PRIVATE LIMITED

**Registered Office Address- Shop no. 6/1-B-2, Ground Floor,
East Guru Angad Nagar, Kaley Ram Chamber, Delhi, PIN - 110092.**

**विषय: उ.प्र. रेरा में पंजीकृत परियोजना के पंजीयन संख्या—"SPORTSHOME"
(UPRERAPRJ6815) के विस्तार के सम्बन्ध में।**

महोदय,

कृपया उपर्युक्त विषयक अपने आवेदन पत्र दिनांक 25.11.2020 का सन्दर्भ ग्रहण करने का कष्ट करें, जिसके द्वारा उ.प्र. रेरा में पंजीकृत परियोजना —"SPORTSHOME" (UPRERAPRJ6815) के पंजीयन को दिनांक 30.09.2021 तक विस्तारित करने का अनुरोध किया गया है।

2— इस सम्बन्ध में अवगत कराना है कि प्रमोटर के आवेदन पत्र में निम्नलिखित अभिलेख संलग्न नहीं हैं/रेरा पोर्टल पर अपलोड नहीं हैं :-

1. परियोजना का विस्तारित अवधि तक के लिए वैध मानचित्र अपलोड/प्रस्तुत नहीं किया गया है।
2. उ.प्र. रेरा के पोर्टल पर त्रैमासिक प्रगति रिपोर्ट अपलोडेड नहीं है।
3. गत वित्तीय वर्ष की समाप्ति उपरान्त व्यवसायरत चार्टर्ड एकाउन्टेन्ट से परियोजना के एकाउन्ट की **Form REG-5/AAR** पर वार्षिक आडिट रिपोर्ट उ0प्र0 रेरा के वेब पोर्टल पर अपलोडेड नहीं है।

3— अतः उपरोक्त के आलोक में अपेक्षा है कि उपरोक्त कमियों का निस्तारण एक सप्ताह के अंदर करें, जिससे आपकी सन्दर्भित परियोजना के पंजीयन को विस्तार प्रदान करने पर विचार किया जा सके।

भवदीय,

(विजय बहादुर सिंह)
तकनीकी सलाहकार

दिनांक-22-12-2020

सेवा में,
श्रीमान तकनीकी सलाहकार,
उ०प्र० भू-सम्पदा विनियामक प्राधिकरण,
नवीन भवन, राज्य नियोजन संस्थान,
कालाकांकर हाउस, पुराना हैदाराबाद,
लखनऊ-226007।

विषय:- उत्तर प्रदेश रेरा में पंजीकृत परियोजना SPORTSHOME (UPRERAPRJ6815)
स्थित Sports City, Plot No.GH-02, Adjoining Techzone-IV, Greater NOIDA
(West), Gautam Buddha Nagar के पंजीयन विस्तार के संबंध में।

महोदय,

उपरोक्त परियोजना के पंजीयन विस्तार के संबंध में, आपसे हुई व्यक्तिगत वार्ता के क्रम में, माननीय उत्तर प्रदेश भू-सम्पदा विनियामक प्राधिकरण (यू०पी० रेरा) द्वारा प्रमोटर को पत्र संख्या 9866/तक०सेल/पंजी०वि०/2020-21 दिनांक 03-12-2020 की प्रति देते हुए अवगत कराया गया कि, उपरोक्त परियोजना के पंजीयन विस्तार के संबंध में, उक्त पत्र में, कमियाँ इंगित की गईं। इस विषय में आपको अवगत कराना है कि:-

1. परियोजना के मानचित्र वैधता के विस्तार हेतु प्रमोटर द्वारा सक्षम प्राधिकरण (GNIDA) में, आवेदन दिनांक 19-03-2020 द्वारा किया चुका है। (नवीनीकरण आवेदन दिनांकित 19-03-2020 की छायाप्रति संलग्न) उक्त की अवधि प्राधिकरण द्वारा बढ़ जाने के पश्चात, माननीय विनियामक प्राधिकरण में प्रस्तुत कर दी जायेगी।
2. परियोजना की त्रैमासिक प्रगति रिपोर्ट (QPR) प्रमोटर द्वारा नियमित रूप से यू०पी० रेरा पोर्टल पर अपलोड की जा रही है। अंतिम त्रैमासिक प्रगति रिपोर्ट (QPR) दिनांक 01-07-2020 से 30-09-2020 तक की त्रैमासिक अवधि के लिए, यू०पी० रेरा पोर्टल पर पूर्व में ही अपलोड की जा चुकी है।



L. Kumar
22/12/2020

प्रति एवं प्रेषण लिपिक
भू-सम्पदा विनियामक प्राधिकरण, उ.प्र.
लखनऊ
Page 1 of 2

Manoj Usha & Co.

Chartered Accountants

287-288 Guru Angad Nagar (West), New Delhi-110092

E-mail: muc.delhi@gmail.com, Tel-011-22422658

FORM - REG - 5

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS To M/s DEVSAI CONSTRUCTION PVT. LTD.,
Sports City, Plot No. GH-02, Adjoining Techzone-IV, Greater Noida West UP**

**SUBJECT :Report on Statement of Accounts on project fund utilization and withdrawal by M/s
DEVSAI CONSTRUCTION PVT. LTD., for the period from 2017 to 2018 with respect to UPRERA
Regn. No UPRERAPRJ6815.**

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (herein referred as Act) read along with the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 (herein referred as Rules).

2. We have obtained all necessary information and explanation from the Company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of M/s DEVSAI CONSTRUCTION PVT. LTD., for the period ended 31st March 2018 and hereby certify that:

i. M/s DEVSAI CONSTRUCTION PVT. LTD., have completed 5% of the project titled "SPORTSHOME" UP RERA Regn. No. UPRERAPRJ6815, located at Sports City, Plot No. GH-02, Adjoining Techzone-IV, Greater Noida west UP.

ii. Amount collected during the year for this project is Rs. 49,915,549.07 and amounts collected till date is Rs. 99,929,403.93

iii. Amount withdrawn during the year for this project is Rs. 49,915,549.07 and amount withdrawn till date is Rs. 99,929,403.93

4. We certify that the M/s DEVSAI CONSTRUCTION PVT. LTD., has utilized the amounts collected for project only for that project and the withdrawal from the designated separate bank account(s) of the said project has been in compliance with the proportion to the percentage of completion of the project as mentioned under Section 4 (2)(I)(D) of the Act.

Manoj Usha & Co.
(Chartered Accountants)

Manoj Gupta
(Proprietor)



UDIN:- 20506741AAAAA06463

Place: Delhi
Date: 22.12.2020

Manoj Usha & Co.

Chartered Accountants

287-288 Gurgaon Nagar (West), New-Delhi-110092

Email: muc.delhi@gmail.com, Tel-011-22422658

FORM - REG - 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS To M/s DEVSAI CONSTRUCTION PVT. LTD.,
Sports City, Plot No. GH-02, Adjoining Techzone-IV, Greater Noida West UP

SUBJECT :Report on Statement of Accounts on project fund utilization and withdrawal by M/s
DEVSAI CONSTRUCTION PVT. LTD., for the period from 2018 to 2019 with respect to UPRERA
Regn. No UPRERAPRJ6815.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (herein referred as Act) read along with the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 (herein referred as Rules) .

2. We have obtained all necessary information and explanation from the Company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of M/s DEVSAI CONSTRUCTION PVT. LTD., for the period ended 31st March 2019 and hereby certify that:

i. M/s DEVSAI CONSTRUCTION PVT. LTD., have completed 56% of the project titled "SPORTSHOME" UP RERA Regn. No. UPRERAPRJ6815 located at Sports City, Plot No. GH-02, Adjoining Techzone-IV, Greater Noida west UP.

ii. Amount collected during the year for this project is Rs.281,227,221.53 and amounts collected till date is Rs.381,156,625.47

iii. Amount withdrawn during the year for this project is Rs. 281,227,221.53 and amount withdrawn till date is Rs. 381,156,625.47

4. We certify that the M/s DEVSAI CONSTRUCTION PVT. LTD., has utilized the amounts collected for project only for that project and the withdrawal from the designated separate bank account(s) of the said project has been in compliance with the proportion to the percentage of completion of the project as mentioned under Section 4 (2)(i)(D) of the Act.

Manoj Usha & Co.
(Chartered Accountants)

Manoj Gupta
(Proprietor)



UDIN:- 20506741AAAAAP5654

Place: Delhi
Date: 22.12.2020

Manoj Usha & Co.

Chartered Accountants

287-288 Gurgaon Nagar (West), New Delhi-110092

Email: manu.delhi@gmail.com, Tel-011-22422658

FORM - REG - 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS To M/s DEVSAI CONSTRUCTION PVT. LTD.,
Sports City, Plot No. GH-02, Adjoining Techzone-IV, Greater Noida West UP

SUBJECT :Report on Statement of Accounts on project fund utilization and withdrawal by M/s
DEVSAI CONSTRUCTION PVT. LTD., for the period from 2019 to 2020 with respect to UPRERA
Regn. No UPRERAPRJ6815.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (herein referred as Act) read along with the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 (herein referred as Rules) .

2. We have obtained all necessary information and explanation from the Company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of M/s DEVSAI CONSTRUCTION PVT. LTD., for the period ended 31st March 2020 and hereby certify that:

i. M/s DEVSAI CONSTRUCTION PVT. LTD., have completed 81% of the project titled "SPORTSHOME" UP RERA Regn. No. UPRERAPRJ6815, located at Sports City, Plot No. GH-02, Adjoining Techzone-IV, Greater Noida west UP

ii. Amount collected during the year for this project is Rs.146,895,980.24 and amounts collected till date is Rs.528,052,605.71

iii. Amount withdrawn during the year for this project is Rs. 146,895,980.24 and amount withdrawn till date is Rs. 528,052,605.71

4. We certify that the M/s DEVSAI CONSTRUCTION PVT. LTD., has utilized the amounts collected for project only for that project and the withdrawal from the designated separate bank account(s) of the said project has been in compliance with the proportion to the percentage of completion of the project as mentioned under Section 4 (2)(I)(D) of the Act.

Manoj Usha & Co.
(Chartered Accountants)

Manoj Gupta
(Proprietor)

UDIN:- 20506741AAAAAQ3385

Place: Delhi

Date: 22.12.2020

To,

The G.I.P. G.M. (Planning)

Greater Noida Industrial Development Authority,

Greater Noida

19.03.20

डिप्टी मीयर औद्योगिक विकास प्रमिटर
कार्यालय: 01, सेक्टर नोटेन फ्लोर-4
डिप्टी मीयर रोड 201318
ग्रेटर नोएडा (उ.प्र.)

Subject:- Regarding revalidation of building plans in respect of housing project for M/S Devsai Construction (P) Ltd on Plot No GH-02/SC-01, Sector Adjoining Techzone -IV, Greater Noida

Dear Sir,

We would like to mention that the original drawings along with revalidation fee of Rs 75,000/- was deposited by us on _____ for revalidation of drawings. On discussion with the concern person the following other fees/documents were asked to further proceed to issue us the revalidation of building plans and sanctioned letter.

As per sanctioned plans the total built up area of the project was 54,028.068 sqm and the following fees was already deposited at the time of approval:-

Malba Charges	Rs 1,25,000.00
Sewer charges	Rs 1,39,000.00
Inspection charges	Rs. 125,750.00
Date of sanctioned of plans	30.6.2015
Date up to which the plans are valid	29.6.2020

The total balance fee, which has to be deposited for revalidation, is as under:-

S.NO	HEAD	AMOUNT IN RS (A)	9% G.S.T (B)	9% G.S.T (C)	TOTAL (A)+(B)+(C)
1.	Revalidation of plans @Rs 3 per sqm =Rs 1,62,085.00 -Rs 75,000.00(already deposited)	87,085.00	14,588.00	14,588	1,16,261.00
2.	Malba charges @ Rs 10 per sqm=Rs 5,40,281.00-Rs 1,25,000.00	4,15,281.00	37,376.00	37,376.00	4,90,033.00
3.	Sewer Charges Rs 1,41,431.00 -Rs 1,39,000.00	2,431.00	219.00	219.00	28,691.00
4.	Total	5,04,797.00	52,183.00	52,183.00	6,09,163.00



Corporate/Site Office :
Sports City, Plot No. GH-02,
Adjoining Techzone-IV,
Greater Noida (West) - 201009 (U.P.)
Tel. : +91 120 410 1011
Email : info@sportshome.in
Website : www.sportshome.in

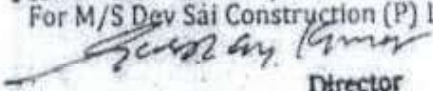
For Devsai Construction Pvt. Ltd.

Palmer Singh
Director

Registered Office :
Shop No.6/1-B-2, Ground Floor,
East Guru Angad Nagar,
Kaley Ram Chamber,
East Delhi-110092
CIN - U70109DL2013PTC254993

Along with the letter we are enclosing the challan fees of Rs 6,09,163.00 deposited in bank in above mention heads, letter and copies of receiving of labourcess in labour department of approx amount of Rs 18,00,000.00 and no dues certificate from property department regarding no dues on account of land amount.

You are requested to further revalidate the drawings with effect from 30.6.2020.

Thanking you,
For Devsa Construction Pvt. Ltd.
For M/S Dev Sai Construction (P) Ltd

Director



Uttar Pradesh Real Estate Regulatory Authority

1	01-01-2018 to 31-03-2018 Quarter-1	27828084.00	27828084.00
2	01-04-2018 to 30-06-2018 Quarter-2	27828084.00	27828084.00
3	01-07-2018 to 30-09-2018 Quarter-3	27828084.00	27828084.00
4	01-10-2018 to 31-12-2018 Quarter-4	27828084.00	27828084.00
5	01-01-2019 to 31-03-2019 Quarter-5	27828084.00	27828084.00
6	01-04-2019 to 30-06-2019 Quarter-6	27828084.00	27828084.00
7	01-07-2019 to 30-09-2019 Quarter-7	27828084.00	27828084.00
8	01-10-2019 to 31-12-2019 Quarter-8	27828084.00	27828084.00
9	01-01-2020 to 31-03-2020 Quarter-9	27828084.00	27828084.00
10	01-04-2020 to 30-06-2020 Quarter-10	27828084.00	27828084.00
11	01-07-2020 to 30-09-2020 Quarter-11	27828084.00	27828084.00



Upload Annual Report on Statement of Accounts

Max Upload Size Should be not more than 5 MB ! Only PDF files are allowed for upload.

Upload Annual Report on Statement of Accounts of the Project as provided in third Proviso of Section 4(2)(I)(D) of THE REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016 along with certificate in FORM -REG -5 as provided under UTTAR PRADESH REAL ESTATE REGULATORY AUTHORITY (GENERAL) REGULATIONS, 2019

Select Registered Project*

SPORTSHOME

Upload Document*

No file chosen

Show entries

Search:

1	DEVSAI CONSTRUCTION PRIVATE LIMITED	SPORTSHOME	22-12-2020	<input type="button" value="View Details"/>
2	DEVSAI CONSTRUCTION PRIVATE LIMITED	SPORTSHOME	22-12-2020	<input type="button" value="View Details"/>
3	DEVSAI CONSTRUCTION PRIVATE LIMITED	SPORTSHOME	22-12-2020	<input type="button" value="View Details"/>

Showing 1 to 3 of 3 entries



The Real Estate (Regulation and Development) Act, 2016 is an Act of the Parliament of India which seeks to protect home-buyers as well as help boost investments in the real estate industry. The Act came into force from 1 May 2016.

Quick Links

- [Home](#)
- [About](#)
- [Career](#)
- [Legal](#)
- [Downloads](#)
- [Contact Us](#)

Social Links

- [Facebook](#)
- [Google](#)
- [Twitter](#)
- [LinkedIn](#)
- [Youtube](#)

Circulars & Notices

- [Agreement For Sale/Lease](#)
- [Order For CA, Architect, Engineer Certificate](#)
- [Order For Project Registration & Editing](#)
- [SOP For Complaint Redressal](#)

Manoj Usha & Co.

Chartered Accountants

287-288 Gurgaon Nagar (West), New Delhi-110092

E-mail: muc.delhi@gmail.com, Tel-011-22422658

FORM - REG - 5

**ANNUAL REPORT ON STATEMENT OF ACCOUNTS To M/s DEVSAI CONSTRUCTION PVT. LTD.,
Sports City, Plot No. GH-02, Adjoining Techzone-IV, Greater Noida West UP**

**SUBJECT :Report on Statement of Accounts on project fund utilization and withdrawal by M/s
DEVSAI CONSTRUCTION PVT. LTD., for the period from 2017 to 2018 with respect to UPRERA
Regn. No UPRERAPRJ6815.**

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (herein referred as Act) read along with the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 (herein referred as Rules).

2. We have obtained all necessary information and explanation from the Company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of M/s DEVSAI CONSTRUCTION PVT. LTD., for the period ended 31st March 2018 and hereby certify that:

i. M/s DEVSAI CONSTRUCTION PVT. LTD., have completed 5% of the project titled "SPORTSHOME" UP RERA Regn. No. UPRERAPRJ6815, located at Sports City, Plot No. GH-02, Adjoining Techzone-IV, Greater Noida west UP.

ii. Amount collected during the year for this project is Rs. 49,915,549.07 and amounts collected till date is Rs. 99,929,403.93

iii. Amount withdrawn during the year for this project is Rs. 49,915,549.07 and amount withdrawn till date is Rs. 99,929,403.93

4. We certify that the M/s DEVSAI CONSTRUCTION PVT. LTD., has utilized the amounts collected for project only for that project and the withdrawal from the designated separate bank account(s) of the said project has been in compliance with the proportion to the percentage of completion of the project as mentioned under Section 4 (2)(I)(D) of the Act.

Manoj Usha & Co.
(Chartered Accountants)

Manoj Gupta
(Proprietor)



UDIN:- 20506741AAAAA06463

Place: Delhi
Date: 22.12.2020

Manoj Usha & Co.

Chartered Accountants

287-288 Gurgaon Nagar (West), New-Delhi-110092

Email: muc.delhi@gmail.com, Tel-011-22422658

FORM - REG - 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS To M/s DEVSAI CONSTRUCTION PVT. LTD.,
Sports City, Plot No. GH-02, Adjoining Techzone-IV, Greater Noida West UP

SUBJECT :Report on Statement of Accounts on project fund utilization and withdrawal by M/s
DEVSAI CONSTRUCTION PVT. LTD., for the period from 2018 to 2019 with respect to UPRERA
Regn. No UPRERAPRJ6815.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (herein referred as Act) read along with the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 (herein referred as Rules) .

2. We have obtained all necessary information and explanation from the Company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of M/s DEVSAI CONSTRUCTION PVT. LTD., for the period ended 31st March 2019 and hereby certify that:

i. M/s DEVSAI CONSTRUCTION PVT. LTD., have completed 56% of the project titled "SPORTSHOME" UP RERA Regn. No. UPRERAPRJ6815 located at Sports City, Plot No. GH-02, Adjoining Techzone-IV, Greater Noida west UP.

ii. Amount collected during the year for this project is Rs.281,227,221.53 and amounts collected till date is Rs.381,156,625.47

iii. Amount withdrawn during the year for this project is Rs. 281,227,221.53 and amount withdrawn till date is Rs. 381,156,625.47

4. We certify that the M/s DEVSAI CONSTRUCTION PVT. LTD., has utilized the amounts collected for project only for that project and the withdrawal from the designated separate bank account(s) of the said project has been in compliance with the proportion to the percentage of completion of the project as mentioned under Section 4 (2)(i)(D) of the Act.

Manoj Usha & Co.
(Chartered Accountants)

Manoj Gupta
(Proprietor)



UDIN:- 20506741AAAAAP5654

Place: Delhi
Date: 22.12.2020

Manoj Usha & Co.

Chartered Accountants

287-288 Gurgaon Nagar (West), New Delhi-110092

Email: manu.delhi@gmail.com, Tel-011-22422658

FORM - REG - 5

ANNUAL REPORT ON STATEMENT OF ACCOUNTS To M/s DEVSAI CONSTRUCTION PVT. LTD.,
Sports City, Plot No. GH-02, Adjoining Techzone-IV, Greater Noida West UP

SUBJECT :Report on Statement of Accounts on project fund utilization and withdrawal by M/s
DEVSAI CONSTRUCTION PVT. LTD., for the period from 2019 to 2020 with respect to UPRERA
Regn. No UPRERAPRJ6815.

1. This certificate is issued in accordance with the provisions of the Real Estate (Regulation and Development) Act, 2016 (herein referred as Act) read along with the Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 (herein referred as Rules) .

2. We have obtained all necessary information and explanation from the Company, during the course of our audit, which in our opinion are necessary for the purpose of this certificate.

3. We hereby confirm that We have examined the prescribed registers, books and documents, and the relevant records of M/s DEVSAI CONSTRUCTION PVT. LTD., for the period ended 31st March 2020 and hereby certify that:

i. M/s DEVSAI CONSTRUCTION PVT. LTD., have completed 81% of the project titled "SPORTSHOME" UP RERA Regn. No. UPRERAPRJ6815, located at Sports City, Plot No. GH-02, Adjoining Techzone-IV, Greater Noida west UP

ii. Amount collected during the year for this project is Rs.146,895,980.24 and amounts collected till date is Rs.528,052,605.71

iii. Amount withdrawn during the year for this project is Rs. 146,895,980.24 and amount withdrawn till date is Rs. 528,052,605.71

4. We certify that the M/s DEVSAI CONSTRUCTION PVT. LTD., has utilized the amounts collected for project only for that project and the withdrawal from the designated separate bank account(s) of the said project has been in compliance with the proportion to the percentage of completion of the project as mentioned under Section 4 (2)(I)(D) of the Act.

Manoj Usha & Co.
(Chartered Accountants)

Manoj Gupta
(Proprietor)

UDIN:- 20506741AAAAAQ3385

Place: Delhi

Date: 22.12.2020

दिनांक: 03-09-2021

सेवा में,
श्रीमान सचिव महोदय,
उ०प्र० भू-सम्पदा विनियामक प्राधिकरण,
नवीन भवन, राज्य नियोजन संस्थान,
कालाकांकर हाउस, पुराना हैदाराबाद,
लखनऊ-226007

उ०प्र० भू-सम्पदा विनियामक प्राधिकरण (उ०प्र० रेरा) में Devsai Construction Pvt. Ltd. द्वारा विकसित की जा रही परियोजना SPORTSHOME स्थित Sports City, Plot No. GH-02, Adjoining Techzone-IV, Grater NOIDA (West) जनपद Gautam Buddha Nagar के पंजीयन विस्तार के आधार व कारण।

देवसाई कंस्ट्रक्शन प्रा० लि० द्वारा Sports City, Plot No. GH-02, Adjoining Techzone-IV, Grater NOIDA (West) जनपद Gautam Buddha Nagar पर परियोजना SPORTSHOME का निर्माण किया जा रहा है। उक्त परियोजना उत्तर प्रदेश रेरा में पंजीयन संख्या UPRERAPRJ6815 पर पंजीकृत है।

प्रमोटर द्वारा उक्त पंजीयन भू-सम्पदा (विनियमन और विकास) अधिनियम, 2016 के अंतर्गत प्राप्त किया, जिसकी वैधता दिनांक 31.03.2020 तक थी। वर्तमान में महामारी कोविड-19 के चलते उत्तर प्रदेश रेरा द्वारा लिए गए निर्णय अनुसार, परियोजना का उक्त पंजीयन दिनांक 30.09.2020 तक यूपी रेरा द्वारा स्वतः बढ़ाते हुए, पंजीयन प्रमाण पत्र जारी किया। जैसा कि सर्व विदित है कि, महामारी कोविड-19 से पूर्व ही राष्ट्रीय राजधानी क्षेत्र की रियल एस्टेट परियोजनाएं भयंकर मंदी के दौर से गुजर रही थीं, जिस कारण परियोजना में नगद तरलता का बड़ा अभाव अनुभव किया गया, जिस कारण परियोजना का निर्माण कार्य भी पूर्व वर्षों में सुस्त हो गया।

उपरोक्त समय अंतराल में, उत्तर प्रदेश शासन द्वारा समय-समय खनन पर लगाई गई रोक के कारण, निर्माण सामग्री का भी सुचारु रूप से परियोजना स्थल पर प्रबंध प्रमोटर द्वारा नहीं किया जा सका। इसके अतिरिक्त समय-समय पर प्रदूषण को लेकर राष्ट्रीय हरित न्यायाधिकरण (NGT) द्वारा राष्ट्रीय राजधानी क्षेत्र की परियोजनाओं के निर्माण पर लगाई गई रोक के कारण, परियोजना निर्माण कार्य में अत्यधिक रूप से पिछड़ गई।

उक्त परियोजना, जिसका निर्माण कार्य योजना अनुसार 31.03.2020 तक पूरा हो जाना था, उक्त महामारी कोविड-19 के कारण लॉकडाउन हो जाने से अग्रतर 3 माह के लिए तो पूर्ण रूप से ही रूक गया। तदोपरान्त भारत सरकार व उत्तर प्रदेश सरकार द्वारा निर्माण कार्य आरम्भ करने की स्वीकृति प्रमोटरों को दी गई, परंतु कामगारों व श्रमिकों की अत्याधिक कमी के कारण तथा निर्माण सामग्री सुचारु रूप से ना मिल पाने के कारण परियोजना स्थल पर निर्माण कार्य अभी तक सुचारु व पूर्ण गति से आरम्भ नहीं हो पाया है।

महामारी कोविड-19 की प्रथम लहर के बाद **Lockdown** खुलने पर कामगारों व कच्चे माल की कमी के कारण परियोजना में निर्माण कार्य उचित गति पकड़ पाये, इससे पहले ही कोविड-19 की दूसरी लहर ने सम्पूर्ण भारत को संक्रमित कर दिया जिसमें राष्ट्रीय राजधानी क्षेत्र (NCR) विशेष रूप से प्रभावित हुआ व मजदूरों व कामगारों के पलायन के कारण तथा कच्चा माल (**Raw Material**) न मिल पाने के कारण परियोजना का कार्य लगभग बंद हो गया तथा वर्तमान में भी प्रमोटर कम्पनी द्वारा अथक प्रयास करने के बाद भी सुचारु नहीं हो पा रहा है। अतः परियोजना में निर्माण कार्य पूर्ण करने के लिए प्रमोटर कम्पनी को परियोजना पंजीयन के विस्तार की आवश्यकता है।

उक्त क्रम में यह संज्ञान में लाना भी अति प्रासंगिक है कि, स्थल पर निर्माण कार्य बन्द हो जाने के कारण अथवा धीमा हो जाने के कारण तथा आवंटियों की कोविड-19 के कारण नौकरी आदि समाप्त हो जाने से आवंटित सम्पत्तियों के सापेक्ष किश्तों की देनदारी ना तो बैंकों द्वारा ही पूर्ण की जा रही है और ना ही आवंटियों द्वारा स्वयं दी जा रही है जिस कारण नगद तरलता अत्यंत दयनीय स्थिति में है व परियोजना के निर्माण कार्यों को प्रभावित कर रही है।

उपरोक्त स्पष्टीकरण की दृष्ट्या प्रमोटर द्वारा परियोजना के पंजीयन विस्तार के लिए आवेदन किया जाना अपरिहार्य हो गया है।

अतः प्रमोटर द्वारा उक्त परियोजना के लिए भू-सम्पदा (विनियमन और विकास) अधिनियम, 2016 में प्रदत्त प्रावधानों के अनुसार, उपरोक्त परियोजना का पंजीयन विस्तार दिनांक 30.09.2021 तक किये जाने के लिए विधिवत माननीय विनियामक प्राधिकरण के समक्ष आवेदन प्रस्तुत करता है।

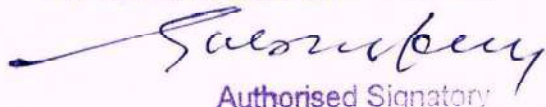
उक्त पंजीयन विस्तार के संबंध में यह भी स्पष्ट करना है कि, विषयक परियोजना का पंजीयन माननीय विनियामक प्राधिकरण द्वारा मूल रूप से 31.03.2020 तक दिया गया था, तदोपरांत महामारी कोविड-19 के दृष्ट्या, उक्त पंजीयन को दिनांक 30.09.2020 तक माननीय विनियामक प्राधिकरण द्वारा स्वतः ही विस्तारित कर दिया गया है।

अतः प्रमोटर द्वारा दिनांक 01.10.2020 से 30.09.2021 तक के पंजीयन विस्तार हेतु आवेदन किया गया है।

इस क्रम में आपको यह भी अवगत कराना है कि, परियोजना के मानचित्र सक्षम प्राधिकरण ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण (GNIDA) द्वारा स्वीकृत किए गए थे, जोकि दिनांक 30.06.2020 तक निर्माण हेतु वैध चल रहे थे। महामारी कोविड-19 के दृष्ट्या, भारत सरकार द्वारा जारी एडवाइजरी संख्या K-14011/12/2020- AMRUT-IIA दिनांकित 28.05.2020 के अंतर्गत, उक्त स्वीकृत मानचित्रों की स्वीकृति अवधि, 9 माह के लिए अर्थात् दिनांक 31.03.2021 तक स्वतः ही बढ़ जाती है। (एडवाइजरी दिनांकित 28.05.2020 की छायाप्रति संलग्न)।

इस क्रम में आपको यह भी अवगत कराना है कि, प्रमोटर द्वारा उपरोक्त स्वीकृत मानचित्रों के नवीनीकरण हेतु भी आवेदन सक्षम प्राधिकरण (GNIDA) के कार्यालय में दिनांक 19-03-2020 को किया जा चुका है। (नवीनीकरण आवेदन दिनांकित 19-03-2020 की छायाप्रति संलग्न) यहां यह कहना भी प्रासंगिक है कि, नवीनीकरण हेतु प्रेषित उक्त मानचित्रों में किसी प्रकार का कोई परिवर्तन प्रमोटर द्वारा नहीं किया गया है, केवल पूर्व स्वीकृत मानचित्रों को नियमानुसार/प्रावधानों के अनुसार नवीनीकरण हेतु सक्षम प्राधिकरण ग्रेटर नोएडा औद्योगिक विकास प्राधिकरण (GNIDA) में प्रेषित किया गया है। नवीनीकरण उपरांत उक्त मानचित्रों की स्वीकृति दिनांक 30-06-2025 तक वैध हो जायेगी। नवीनीकरण उपरांत, उक्त नवीनीकृत मानचित्रों को यूपी रेरा पोर्टल पर प्रमोटर द्वारा अपलोड कर दिया जायेगा। उपरोक्त दृष्ट्या, आपसे निवेदन है कि, भारत सरकार की एडवाइजरी दिनांकित 28.05.2020 के आलोक में, वर्तमान में परियोजना के मानचित्र की स्वीकृति अवधि वैध है तथा प्रमोटर द्वारा सक्षम प्राधिकरण (GNIDA) में किए गए नवीनीकरण आवेदन दिनांकित 19-03-2020 के क्रम में परियोजना के मानचित्र नवीनीकृत होकर दिनांक 30-06-2025 तक वैध हो जायेंगे।

For Devsai Construction Pvt. Ltd.



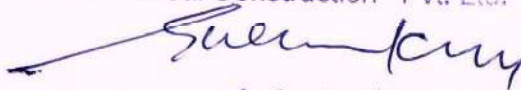
Authorised Signatory

विषयक परियोजना के पंजीयन विस्तार का आवेदन प्रमोटर कम्पनी द्वारा पूर्व में 25-11-2020 को माननीय विनियामक प्राधिकरण के समक्ष भी किया गया था एवं उक्त के क्रम में किये गये पत्राचार की अनुसूची इस पत्र के साथ संलग्नक के रूप में आपके सुलभ संदर्भ हेतु प्रेषित की जा रही है।

अतः आपसे निवेदन है कि, प्रमोटर को कृप्या प्रेषित आवेदन अनुसार दिनांक 30.09.2021 तक का पंजीयन विस्तार सशर्त देने की कृपा करें। इस विषय में अन्य कोई स्पष्टीकरण यदि प्रमोटर से आपेक्षित है तो, कृप्या अवगत कराने का कष्ट करें।

सधन्यवाद।

भवदीय For Devsai Construction Pvt. Ltd.


Authorised Signatory

(गुलशन कुमार)
(निदेशक)

Mobile No.- **9312271916**

Email id- devsaiconstructionpvtltd@gmail.com

संलग्नक :- उपरोक्तानुसार

No. K-14011/12/2020-AMRUT-IIA
Government of India
Ministry of Housing and Urban Affairs

Nirman Bhawan, New Delhi
Dated: 28th May, 2020

Subject: Advisory for extension of validity and time limit of all approvals, NOCs and subsequent compliances given by State and Central agencies for real estate sector- regarding.

The undersigned is directed to refer to the above subject and to state that in view of the situation created by the pandemic COVID-19 (Corona Virus) and consequent countrywide lockdown with effect from 25 March, 2020, reverse migration of labourers to their native places and break in supply chain of construction material have adversely impacted the construction activities of real estate projects including residential, commercial, institutional and industrial across the country.

2. This Ministry has received representations from various stakeholders requesting for extension of validity of statutory approvals, licenses, registration and building plan approvals, and NOCs from various external and internal agencies, for a period of minimum 9 months.

3. In this regard, a Video Conference with State Governments, Municipal Corporations and NOC issuing Central agencies was held on 26 May, 2020 under the chairmanship of Secretary, Ministry of Housing and Urban Affairs, wherein the impact of outbreak of COVID-19 (Corona Virus) on real estate projects was discussed. It was noted that adverse impact on real estate projects is due to pandemic which is the calamity caused by nature and should be considered as a 'Force Majeure' situation.

4. In this meeting, it was noted that some States such as Haryana, Uttar Pradesh and Maharashtra have extended timelimits related to various approvals for building construction.

5. This Ministry has also issued advisory dated 13 May, 2020 (copy enclosed) for extension of registration of real estate projects for which completion date or revised completion date or extended completion date as per registration expires on or after 25 March, 2020 and to extend the said date automatically by 6 months by invoking 'Force Majeure' clause under the provisions of Real Estate (Regulation and Development) Act, 2016 (RERA). Also, regulatory authorities, may on their own discretion, consider to further extend the date of completion as per registration for another period upto 3 months if situation needs special consideration for whole or part of the State

.....2/-


28/5/20

of invoking 'Force Majeure' in view of current pandemic. Such extension is to be granted suo moto by revising the date of completion through new letter of registration to be issued by RERA.

6. During the cycle of building construction, various clearances, both expirable and non-expirable, are given by different agencies. List of some of the expirable clearances/ NOCs, issued by various Departments is indicated below for reference, which is only illustrative and not exhaustive. This may vary from State to State.

S.No	Approvals /NOCs	Departments/Section
1	NOC for extension of time from Lessor/ Land owning agency for construction and issue of building permit.	Land owning agency/Lessor
2	Layout plan approvals	Building plan approval section of Municipal Corporation/ Development authority/ ULB
3	Building plan approvals	Building plan approval section of Municipal Corporation/ Development authority/ ULB
4	Commencement certificate / Plinth inspection certificates	Building plan approval section of Municipal Corporation/ Development authority/ ULB
5	Excavation permission	Revenue department/ ULB
6	Storm water & drainage/ Sewerage/ SWM	Concerned sections of Municipal Corporation
7	Consent to establish/ operate for industries	State Pollution Control Board
8	Factory related permission	Inspector of Factories
9	Environment / Forest	State Environment/ State Forests Department/ MoEF&CC
10	Traffic & transportation	Traffic and transportation department of Municipal Corporation
11	NOC for fire safety	State fire department
External Agencies		
12	NMA clearance if property is in the regulated zone	National Monument Authority
13	AAI clearance if there is airport in the city	Airport Authority of India
14	Environment clearance if built up area is >20,000 sqm	SEIAA or MoEF&CC
15	Defence related NOCs	Ministry of Defence
16	Railway related NOCs	Ministry of Railways

Handwritten signature
28/5/20

7. Ministry has examined the views of States and NOC issuing agencies and various representations from stakeholders. After detailed consideration, in order to avoid the separate application for extension of various kinds of approvals by Urban Local Bodies/ Urban Development Authorities/ other State/ Central Government agencies, States/ concerned agencies are advised to:

- (i) Consider the situation as a 'Force Majeure'
- (ii) Extend the validity **automatically**, of various kinds of approvals by Urban Local Bodies (ULBs)/ Urban Development Authorities/ other State agencies including Commencement/ completion certificates, payment schedule of charges including developmental charges, 'No Objection Certificates' from various agencies **by 9 months**.
- (iii) Extend timelines for subsequent compliances by the building proponents as per the precondition of the permission given, automatically, for a period of 9 months.

Point (ii) and (iii) may be considered for all those projects whose validity has expired on or after 25 March, 2020. States may issue necessary directives to Municipal Corporations/ Urban Development Authorities/ ULBs so that various approvals, payment of charges and compliances by building proponents may be rescheduled without any requirement of individual application from building proponent in this regard. This is in line with promoting Ease of Doing Business.

8. Respective Central Government Ministries may also issue similar directions to NOC issuing agencies under their control.



(Rajeev Kumar Das)

Under Secretary to Government of India

Tel: 23062075

1. All Chief Secretaries, States/UTs
2. All Principal Secretaries (UD), States/UTs
3. Secretary, Ministry of Culture
4. Secretary, Ministry of Civil Aviation
5. Secretary, Ministry of Road Transport and Highways
6. Chairman, Railway Board
7. Joint Secretary, Ministry of Environment Forest & Climate Change
8. Joint Secretary, Ministry of Defence
9. Secretary, Delhi Urban Art Commission
10. Member Secretary, Heritage Conservation Committee
11. Vice Chairman, DDA, New Delhi

Copy to:

1. Member Secretary, National Monuments Authority
2. Chairman, Airport Authority of India
3. Chairman, National Highways Authority of India

No. O-17024/230/2018-Housing-UD/EFS-9056405

Government of India
Ministry of Housing & Urban Affairs
(Housing Section)

Room No. 220, C Wing,
Nirman Bhawan, New Delhi – 110 011

13th May, 2020

OFFICE MEMORANDUM

Subject: Advisory for extension of registration of real estate projects due to 'Force Majeure' under the provisions of Real Estate (Regulation and Development) Act, 2016 (RERA)- regarding.

The undersigned is directed to refer to the above subject and state that in view of the situation created by the pandemic COVID-19 (Corona Virus) and consequent nation-wide lockdown w.e.f. 25th March, 2020, reverse migration of labourers to their native places and break in supply chain of construction material have adversely impacted the construction activities of real estate projects across the country. In consultation with Real Estate Regulatory Authorities of States / UTs, representatives of NAREDCO, CREDAI, FICCI, ASSOCHAM and other stakeholders, it is observed that in such circumstances, work on the real estate projects will take quite some time to restart in full gear.

2. In this regard, an urgent meeting of Central Advisory Council (CAC) was held on 29th April, 2020 over webinar under the chairmanship of Hon'ble Minister of State (I/C) Housing and Urban Affairs, wherein the impact of outbreak of COVID-19 (Corona Virus) on real estate projects was discussed with all the stakeholders including representatives of Homebuyers, Developers, Real Estate Agents, Financial Institutions, Regulatory Authorities, State Governments etc.

3. In this meeting, it was noted that in view of the outbreak of COVID-19 Regulatory Authorities of Maharashtra, Gujarat, Uttar Pradesh and Tamil Nadu have issued orders in their respective States for extension of completion dates for real estate projects registered under the provisions of RERA by 3 to 5 months.

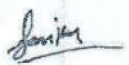
4. Section 6 of RERA, 2016 provides for 'extension of registration of real estate project' on account of 'force majeure', which includes any calamity caused by nature affecting the regular development of the real estate projects. It is quite evident that current pandemic caused by nature is adversely affecting regular development of real estate projects. Hence, it attracts invoking the provision of 'force majeure'.

5. In order to safeguard the interest of all stakeholders including home buyers, CAC after detailed deliberations made unanimous recommendation to invoke the '*force majeure*' clause by Real Estate Regulatory Authorities to extend the registration of projects registered under RERA. It also recommended to make this simple so that it gets implemented easily.

6. Ministry has examined the said recommendation of CAC and accordingly advises all States/Union Territories and their Real Estate Regulatory Authorities that in order to avoid submission of separate application for extension of each project and orders thereon, Regulatory Authorities may, in pursuance of section 37 of RERA read with other enabling provisions, in their respective jurisdictions issue following orders/directions to the effect that 'notwithstanding anything contained to the contrary and by virtue of powers conferred under section 37 read with section 34(f) of the RERA, the registration or extension thereto under Section 5, 6, 7(3) of the RERA or Rules thereunder, all registered projects under jurisdiction of Regulatory Authority for which the completion date or revised completion date or extended completion date as per registration expires on or after 25th March, 2020':

- (i) Regulatory Authorities may issue suitable orders/ directions to extend the registration and completion date or revised completion date or extended completion date automatically by 6 months due to outbreak of COVID-19 (Corona Virus), which is a calamity caused by nature and is adversely affecting regular development of real estate projects by invoking *force majeure* clause;
- (ii) Regulatory Authorities may, on their own discretion, consider to further extend the date of completion as per registration for another period upto 3 months, if the situation in their respective State or any part thereof, for reasons to be recorded in writing, needs special consideration of invoking '*force majeure*' in view of current pandemic;
- (iii) Regulatory Authorities may issue fresh 'Project Registration Certificates' with revised timeline in each such registered real estate project at the earliest; and
- (iv) Regulatory Authorities may extend concurrently the timelines of all statutory compliances in accordance with the provisions of RERA and the rules and regulations made thereunder.

7. This issues with the approval of the competent authority.


(Sailesh Jogiani)

Under Secretary (Housing)
Tel: 2306 2252

All Chief Secretaries and
All Principal Secretaries, (Housing)
All Chairmen, Real Estate Regulatory Authorities.
All Chairmen, Real Estate Appellate Tribunal.

To,
The G.I.P. G.M. (Planning)
Greater Noida Industrial Development Authority,
Greater Noida

10/11/19
19.03.20

ब्रेडर नोएडा औद्योगिक विकास प्राधिकरण
कार्यालय: 01, सैक्टर बालेज 4
ब्रेडर नोएडा रोड 201318
बिना-गोदमपुर नगर (उत्तर प्रदेश)

Subject:-Regarding revalidation of building plans in respect of housing project for M/S Devsai Construction (P) Ltd on Plot No GH-02/SC-01, Sector Adjoining Techzone -IV, Greater Noida

Dear Sir,

We would like to mention that the original drawings along with revalidation fee of Rs 75,000/- was deposited by us on for revalidation of drawings. On discussion with the concern person the following other fees/documents were asked to further proceed to issue us the revalidation of building plans and sanctioned letter.

As per sanctioned plans the total built up area of the project was 54,028.068 sqm and the following fees was already deposited at the time of approval: -

Malba Charges	Rs 1,25,000.00
Sewer charges	Rs 1,39,000.00
Inspection charges	Rs, 125,750.00
Date of sanctioned of plans	30.5.2015
Date up to which the plans are valid	29.6.2020

The total balance fee, which has to be deposited for revalidation, is as under:-

S.NO	HEAD	AMOUNT IN RS (A)	9% G.S.T (B)	9% G.S.T (C)	TOTAL (A)+(B)+(C)
1.	Revalidation of plans @Rs 3 per sqm =Rs 1,62,085.00 -Rs 75,000.00(already deposited)	87,085.00	14,588.00	14,588	1,16,261.00
2.	Malba charges @ Rs 10 per sqm=Rs 5,40,281.00-Rs 1,25,000.00	4,15,281.00	37,376.00	37,376.00	4,90,033.00
3.	Sewer Charges Rs 1,41,431.00 -Rs 1,39,000.00	2,431.00	219.00	219.00	28,691.00
4.	Total	5,04,797.00	52,183.00	52,183.00	6,09,163.00



Corporate/Site Office :
Sports City, Plot No. GH-02,
Adjoining Techzone-IV,
Greater Noida (West) - 201009 (U.P.)
Tel. : +91 120 410 1011
Email : info@sportshome.in
Website : www.sportshome.in

For Devsai Construction Pvt. Ltd.

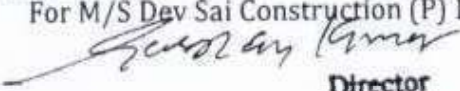
Saikat Kumar
Director

Registered Office :

Shop No. 6/1-B-2, Ground Floor,
East Guru Angad Nagar,
Kaley Ram Chamber,
East Delhi-110092
CIN : U70109DL2013PTC254993

Along with the letter we are enclosing the challan fees of Rs 6,09,163.00 deposited in bank in above mention heads, letter and copies of receiving of labourcess in labour department of approx amount of Rs 18,00,000.00 and no dues certificate from property department regarding no dues on account of land amount.

You are requested to further revalidate the drawings with effect from 30.6.2020.

Thanking you,
For Devsai Construction Pvt. Ltd.
For M/S Dev Sai Construction (P) Ltd

Director

Project Extension Application Correspondence Schedule for SPORTSHOME Project (UPRERAPRJ6815)				
S.No.	Particulars	Details	Attachments	Date
1	Letter to UP RERA	Filed Application for Extension	Explanatory Note, Advisory from UP RERA, Copy of Revision of Maps	24.11.2020
2	Letter from UP RERA	Notice against Extension	N.A.	03.12.2020
3	Letter to UP RERA	Reply to Notice dated 03.12.2020	Copy of Revision of Maps, REG-5	22.12.2020
4	Letter from UP RERA	Notice against Extension	N.A.	04.02.2021
5	Letter to UP RERA	Time Extension Letter against reply to notice dated 04.02.2021	N.A.	08.02.2021
6	Letter from UP RERA	Notice for Video Conferencing	N.A.	09.02.2021
7	Video Conferencing	UP RERA and Gulshan Kumar Ji	N.A.	10.02.2021
8	Letter to UP RERA	Reply to Notice dated 04.02.2021 (Point No.- 7,8)	N.A.	12.02.2021
9	Letter to UP RERA	Reply to Notice dated 04.02.2021	Letter dated 24.11.2021, Copy of Revision of Maps, CA. Certificate, details of finance required, Activity wise timeline,	16.02.2021
10	Video Conferencing	UP RERA and Gulshan Kumar Ji	Explanation about extension	25.02.2021
11	Letter to UP RERA	Reminder letter for Extension	N.A.	02.03.2021
12	Letter to UP RERA	Reminder letter for Extension	N.A.	20.03.2021
13	Letter from UP RERA	Notice for Rejection of extension application	N.A.	10.05.2021
14	Letter from UP RERA	Notice against Extension	N.A.	10.05.2021
15	Letter to GNIDA	Reminder for Revalidation of Sanction plans	Copy of High court order	24.06.2021
16	Letter from UP RERA	Notice for extension	N.A.	25.06.2021
17	Letter to UP RERA	Time extension for Re-apply of Extension	Copy of High court order,	28.06.2021
18	Letter to UP RERA	Reply of notice dated 25.06.2021	Copy of Letters dated 02.03.2021, 20.03.2021, 22.12.2020, 16.02.2021, Copy of Revision of Maps, Copy of letter 28.06.2021,	17.07.2021
19	Video Conferencing	UP RERA and Gulshan Kumar Ji	N.A.	19.07.2021
20	Letter to UP RERA	Reply for V.C. and Affidavit format	Copy of Letters 17.07.2021, High Court order dated 24.06.2021	30.07.2021

For Devsai Construction Pvt. Ltd.


 Authorised Signatory