

H.O. : 33, Havelock Road,  
Lucknow-226 001  
Mobile : 09415026628

GOVERNMENT CONTRACTOR PROMOTORS & BUILDERS

Office : 111rd Floor, "CASA RICA"  
M-12, Gole Market, Mahanagar, Lucknow-226 006  
Phone : 0522-4070096, Fax : 0522-4000477  
Email : nirmanlko@gmail.com

Date 26.06.2020.....

Ref. :

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 M/s Nirman for its proposed project "K.L. Heights" situated at Khasra no. 1196, Godiyan Purwa, Bakshi Ka Talab, Lucknow (U.P.) bearing RERA application ID 79152.

**Sub:** Reply to your query letter 2206201/UP-RERA/Project Reg./2019-20 dated 22.06.2020.

Respected Sir,

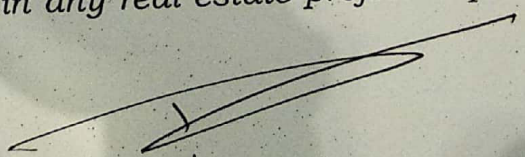
This is with reference to the above mentioned subject, in this respect we wish to submit as under for your kind consideration:

1. With reference to point 1 (one) of the said letter wherein it has been asked to upload Audited Balance Sheet and ITR for FY 2018-19, we wish to submit that the same has duly been uploaded on website of the authority.
2. With reference to point 2 (two) of the said letter wherein it has been asked to clarify whether proposed project is ongoing or new as the permit date on the maps mentioned is 05.12.2016.

At the outset we would like to bring to your kind notice that the sanctioned permit date of the project is **17.10.2016** instead of 05.12.2016 as mentioned in your query letter. Further, to discover that the said project is ongoing or new we wish to emphasize on the charging section i.e. section 3 of the RERA Act 2016 which deals with the requirement of a project to obtain the registration under the Act.

Section 3 of Real Estate (Regulation & Development) Act 2016 reads as under:-

*"No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering*



# NIRMAN

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GSTIN : 09AAAFN8751B1ZD

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*the real estate project with the Real Estate Regulatory Authority established*

Ref. : *under this Act*"

Date : .....

As per above provision a promoter is required to get its project registered before

- a) Advertising
- b) Marketing
- c) Selling
- d) Offering for sale
- e) Inviting persons to purchase

any plot, apartment or building, as the case may be, in its real estate project or part of it.

In our case, though the maps had been passed on 17.10.2016, we entered into a builder's agreement on 25.02.2019 and have never advertised, booked, sold & marketed the project or any part of it till date. Hence as per section 3, we were not required to get the project registered under RERA. However, now we intend to market, book, sell or advertise our project; we have applied for registration of the said project. An **Affidavit in this regard has been uploaded on the web portal along with this reply.**

3. With reference to point 3 (three) wherein it has been asked to upload sanctioned layout plan with proper demarcation, we would like to submit that the same has been duly uploaded on website of the authority **with clear demarcation.**

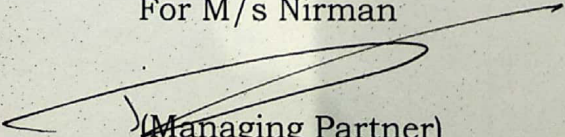
4. With reference to point 4 (four) wherein it has been asked to upload CA Certificate again as the previous one doesn't contain the details of designated bank account, we wish to submit that an updated CA certificate mentioning the designated bank account details has been uploaded on the website.

Hope this may suffice your requirement.

Further we request you to kindly grant the Registration of the Project after reviewing the above submissions

Thanking You.

Yours faithfully  
For M/s Nirman

  
(Managing Partner)

भारतीय गैर न्यायिक

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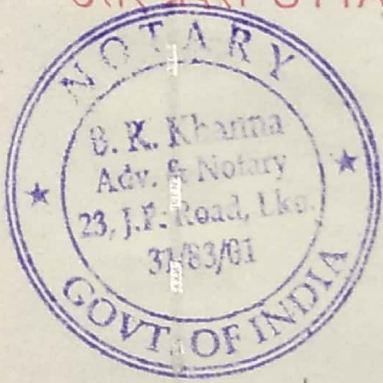
TEN  
RUPEES



INDIA NON JUDICIAL

उत्तर प्रदेश UTTAR PRADESH

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**Affidavit cum Undertaking**

**(For Registration of Project under RERA)**

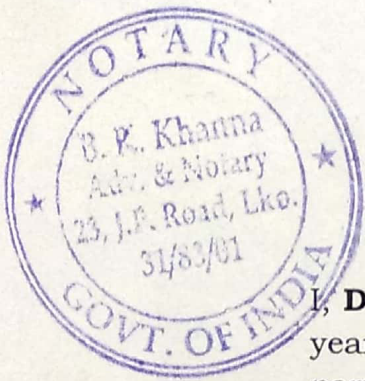
I, **Dinesh Kumar Rastogi** S/o **Late Ram Krishna Rastogi** aged 69 years R/o 33 Havlock Road, Lucknow, UP, Partner of **M/s Nirman**, a partnership firm having its Regd. Office situated at 33 Havlock Road, Lucknow, UP, promoter of the project "**K.L. Heights**" do hereby solemnly declare, undertake and state as under:-

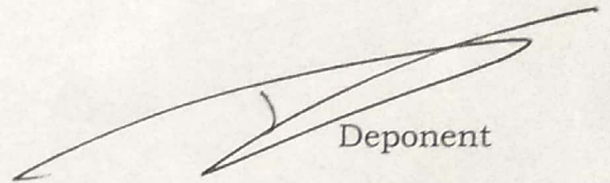
1. That we applied for registration of our project "**K.L. Heights**" situated at Khasra no. 1196, Godiyan Purwa, Bakshi Ka Talab, Lucknow (U.P.) under The Real Estate (Regulation and Development) Act, 2016 read with The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016.

*(Signature)*  
B. K. KHANNA  
Adv. & Notary  
23, J. P. Road, Lko.

*(Signature)*

2. That we have not advertised, marketed, sold or offered for sale or invited any person to purchase in any manner any flat/unit in the project or any part thereof.
3. That we have not accepted any advance payment nor taken any bookings in the said project and part of it till date.
4. That no transactions with allottees have been undertaken in the RERA Designated Bank account or any other account(s) as we have not accepted any booking nor receive any collection.

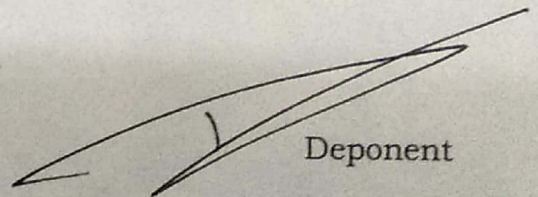


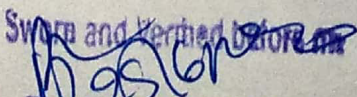
  
Deponent

**Verification**

I, **Dinesh Kumar Rastogi** S/o **Late Ram Krishna Rastogi** aged 69 years R/o 33 Havlock Road, Lucknow, UP, Partner of **M/s Nirman**, a partnership firm having its Regd. Office situated at 33 Havlock Road, Lucknow, UP, do hereby declare that the contents in para No.1 to 4 of my above Affidavit are true and correct.

This Affidavit is verified at Lucknow on 25-June-2020.

  
Deponent

Sworn and Verified before  
  
**B. K. KHANNA**  
Adv. & Notary  
23, J. P. Road, Lko

FOR & IN FRONT OF THE NOTARY PUBLIC  
WHO HAS TO SIGN  
25/6/20