

To,
The Technical Advisor,
UP Real Estate Regulatory Authority
Naveen House, Kalakankar House,
LUCKNOW-226007

Sub: Submission to Your Letter dated 14.09.2023 regarding our Project
registration ID 843622 of APEX NORTH CITY

Dear Sir,

With Reference to your abovementioned letter, we hereby submit as under:

1. The website mentioned in the promoter's details in now functional.
2. The names of all three bank accounts are corrected now as per the RERA guidelines. RA-1 form along with the updated bank statement and standing instruction given by the promoter to the bank to transfer 70% amount to the project's separate account and 30% to the project's transaction account uploaded on the portal.
3. (a) In the land details, the promoter removed the land documents which were uploaded more than once.
(b) In the consortium agreement, it is mentioned that "Upon completion of the project any profit and loss shall be shared by the consortium members in the ratio of their shareholding" its mean each and every member of the consortium agreement shall be the shareholder in the proportionate share of their land contributed in the project and upon completion of project the profit & loss share be distributed in between the shareholders.
(c) The detail of members through exchange deed is as under:-

In Exchange Deed No. 8780 - Ashutosh Garg, Aaveg Garg and Achal Garg
are the party of consortium agreement and they exchange/purchase the land area

Ayush Gupta

(2)

4871 Sq. Mtr. situated at Kh. No. 393 at Village Kamalpur Tehsil & Distt. Meerut
Out of which 4603.20 Sq. Mtr. area pool down in the project.

In Exchange Deed No. 5130 - Citi Asia Hotels India Pvt. Ltd. is the party of
consortium agreement and they exchange/purchase the land area 4009 Sq. Mtr.
situated at Kh. No. 393 , area 103 Sq. Mtr. situated at Kh. No. 394, area 800 Sq.
Mtr. situated at Kh. No. 395 at Village Kamalpur Tehsil & Distt. Meerut and total
area of above 3 khasra nos. pool down in the project.

In Exchange Deed No. 10394 - Citi Asia Hotels India Pvt. Ltd. is the party of
consortium agreement and they exchange/purchase the land area 270 Sq. Mtr.
situated at Kh. No. 394 at Village Kamalpur Tehsil & Distt. Meerut and the above
said area pool down in the project.

In Exchange Deed No. 5131 - A. I. Associates is the party of consortium
agreement and they exchange/purchase the land area 1360 Sq. Mtr. situated at Kh.
No. 394 at Village Kamalpur Tehsil & Distt. Meerut and the above said area pool
down in the project.

4. The readable encumbrances certificate is uploaded.
5. All the landowners added as promoters of the project.
6. Architect certificate and development work plan uploaded on the portal.
7. CA certificate filling all the row with appropriate figures uploaded on the portal.

FOR RENUKA BUILDTECH PRIVATE LIMITED

DIRECTOR

