

# MAABHAGWATI DEVELOPERS LLP

Regd. Off: House No. 19/13, L.B.S. Marg, Civil Lines, Prayagraj Allahabad -211001

LLPIN : AAZ-4802

email-Id – shashankagarwal000000@gmail.com

To,

Date:- 18.09.2023

The Technical Advisor

Uttar Pradesh Real Estate Regulatory Authority

Lucknow, Uttar Pradesh

Ref:- In case of M/s Maabhagwati Developers LLP for its proposed project "Vrindavan Vihar" with RERA Application no. ID846099.

Sub: Reply to the objections raised by the Authority in process of registration through letter no. 1509233/UPRERA/Pr. Reg./2023-24

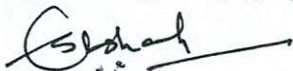
Respected Sir,

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

1. With reference to point no. 1 of the said letter wherein it has been mentioned that Approved layout of the project has not been uploaded. In this respect, we wish to submit that Approved layout of the project has been uploaded on RERA Portal.
2. With reference to point no. 2 of the said letter wherein it has been mentioned that the sanction letter is not under the ownership of the promoter. In this respect we wish to submit that we have purchased the entire land together with the "Sanctioned permit" of the same from the erstwhile owner i.e C and C Hotelsventure Private Limited vide Sale deed no. 4911 dated 31.07.2023. The sale deed executed between the parties specifically states that the erstwhile owner is selling the entire land together with the "Sanctioned permit" issued by the Prayagraj Development Authority. The extract of the sale deed is reproduced hereunder:

## NOW THIS DEED WITNESSETH

That in consideration of a sum of Rs. 70,00,00,100/- (Rupees Seventy Crore One Hundred Only) having been paid by the Vendee to the Vendor in the following manner, the receipt of which is hereby acknowledged by the Vendor and the Vendor does hereby sell, transfer, convey and alienate to unto and in favour of MAABHAGWATI DEVELOPERS LLP., (LLPIN: AAZ-4802, PAN-ABSFM4805A) a Limited Liability Partnership duly registered as per LLP Act 2008, having its registered office at 19/13, L.B.S. Marg, Civil Lines, Prayagraj-211001, represented by its Designated Partner and Authorized Signatory Shri Shashank Agarwal S/o Late Rajeev Agarwal R/o B-304/305, 60/48, Pushpendra Elgin Heights, Civil Lines. Allahabad now Prayagraj-211001, the said Vendee, all its rights, title and interest in respect of Part of Freehold land Bhukhand Sankhya 59A, Civil Station, Allahabad (now Prayagraj) and Part of Freehold land Bhukhand Sankhya 66, Civil Station, Allahabad (now Prayagraj) jointly measuring 12673.05 Sq. mtrs. (out of the total area of 13590.84 Sq.mtrs) together with the "Sanctioned Permit" issued by Prayagraj Development Authority, Prayagraj and including also with all the trunk infrastructure works and





development works as existing on the Property on as is where is basis (Developed Project) more fully described and detailed in the schedule and marked with Red colour in the site plan annexed as Annexure-1 hereto

Clause no. 16 of the Sale deed specifically states that the Vendee i.e M/s Maabhagwati Developers LLP shall be responsible to comply with all the terms and conditions of PDA including with respect to UPRERA as mention in the sanction letter issued by PDA, having file no. PDA/LD/22-23/0331 and Permit No. – Plotted Resi. Development/ Plotted Housing/ 01590/PDA/LD/22-23/0331/05082022 dated 19.09.2022 without any liability whatsoever on the Vendor.

That in compliance of the aforesaid clause and also because of requirement of law under RERA, we have filed our applications for registration. Further, it is to be noted that on the basis of Sale deed, We applied to the PDA as being the rightful owner for grant of Completion Certificate as the works at site were completed and all required NOC's were granted and hence the PDA granted us the Completion Certificate. The same is attached herewith as **Annexure-1. The same has been issued in the name of promoter i.e M/s Maabhagwati Developers LLP.**

3. With reference to point no. 3 wherein a query has been raised that brief description of the Project Development work are neither explained in detail nor quantified. In this respect, we wish to submit that we have completed and updated the same on portal.

4. With reference to point no. 4 wherein it has been mentioned that the quarterly targets are not created on the portal. In this respect, we wish to submit that since the project is complete in all respect and Completion Certificate has also been attached with this letter, therefore no activity is pending to complete. We have already selected "completed" option with respect to those activities which are applicable to our project and have been completed.

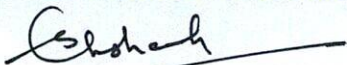
5. With reference to point no. 5, we wish to submit that we have uploaded the standing instruction given by promoter to bank to transfer 70% to the project separate account and 30% to the project's transaction account. The same is attached herewith as **Annexure -2.**

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

Yours faithfully

For M/s Maabhagwati Developers LLP

**For MAABHAGWATI DEVELOPERS LLP**



**DESIGNATED PARTNER**

Shashank Agarwal

(Designated Partner/Authorized Signatory)



## Prayagraj Development Authority

Uttar Pradesh

### PART - D

#### Remarks of Development Authority and Completion Certificate

Certification regarding the developed layout plan on Plot no./Khasra no. **Part of freehold Plot 59A & 66 Civil Station** submitted by **MAA BHAGWATI DEVELOPERS LLP THROUGH DESIGNATED PARTNER Mr. SHASHANK AGARWAL, 19/13 Lal Bahadur shastri Marg, civil lines, Prayagraj, Prayagraj, Uttar Pradesh, 211001** has been examined by [IExamineBy] on dated **17 Aug 2023** of Development Authority and it is found that map is according to the approved layout plan. Hence, Completion Certificate is being issued under section 15 KA (2) of Uttar Pradesh Urban Planning and Development Act, 1973.

**Additional remark :**

N/A

Dated : 17 Aug 2023

**Signature valid**

Digitally signed by ARVIND KUMAR CHAUHAN  
Date: 18 Aug 2023 18:31:03  
Designation : Vice Chairman

Signature :

Designation : Vice Chairman

Date : 10 Aug 2023



**MAABHAGWATI DEVELOPERS LLP**

Regd. Off: House No. 19/13, L.B.S. Marg, Civil Lines, Prayagraj Allahabad -211001

LLPIN : AAZ-4802

email-Id – [shashankagarwal000000@gmail.com](mailto:shashankagarwal000000@gmail.com)

Ref:MDLLP/PRG/Federal/23

Date:-16.09.2023

To,  
The Branch Head,  
The Federal Bank Limited  
23, M G Road,  
Civil Lines,  
Prayagaraj-211001

Subject :- Set up Standing Instructions in the accounts opened with The federal Bank Limited  
as per the provisions of RERA, 2016.

Dear Sir,

We have got the below accounts opened with your branch :

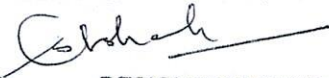
Sr. No.	Account No.	Title of Account
1.	13920200014953	MAABHAGWATI DEVELOPERS LLP COLLECTION ACCOUNT FOR VRINDAVAN VIHAR
2.	13920200014979	MAABHAGWATI DEVELOPERS LLP SEPARATE ACCOUNT FOR VRINDAVAN VIHAR
3.	13920200014961	MAABHAGWATI DEVELOPERS LLP TRANSACTION ACCOUNT FOR VRINDAVAN VIHAR

We request you to please set up an automated standing instructions to transfer the money available in Collection Account No. 13920200014953 daily at end of the day (EOD) in following manner :-

- 70% of the funds to A/c No. 13920200014979
- 30% of the funds to A/c No. 13920200014961

Thanks &amp; Regards

For MAABHAGWATI DEVELOPERS LLP


**DESIGNATED PARTNER**

(Shashank Agarwal)

Designated Partner



Recd  
Shashank  
16/9/2023