

REPLY OF OBJECTION RAISED FOR PROJECT NAMO COUNTY

To
The Technical Advisor
UPRERA,

Subject – For Project registration in UPRERA, ID no. ID865977 Project Name - NamO County, City - Jhansi
Sir,

With ref to letter no. 1110231/यू०पी०रेरा/परि०पंजी०/2023-24 We have received few objections from your end. On which we are submitting our reply.

Query No. 01 – In the promoter detail, the detail of projects launched in past 05 years are not provided –
On this our submission is that the firm is newly formed dated 23rd February 2022 & no projects in past was launched by this firm.

Further on query no. 01 you said that the ITR for proceeding 03 years & the audited balance sheet for the preceding year are not uploaded. If the firm is newly incorporated, upload the ITR of parent organisation.

On this our submission is that the firm is newly incorporated dated 23rd February 2022 & we have ITR & Audited Balance Sheet for FY- 2022-23, which is uploaded by us & there is no parent organisation so I Aman Madaan as a Designated Partner in Shri Peetambara Infracity LLP uploading my personal ITR's for preceding 02 years.

Query no. 02 – Highlight the ownership of the Promoter on the Khatoni's & upload the same in the Land Details of the Project. On this our submission is that we have highlighted the ownership of the promoter on the Khatoni's / Court Orders passed by Tehsildaar Jhansi & uploaded the same in the land details of the project.

Query no. 03 – The encumbrance certificate from an advocate with ten or more years of experience in land related matter is not uploaded.

On this our submission is that we have taken the encumbrance certificate from an advocate Mr. Rajendra Kumar Agarwal who is having more than 10 years of experience in land related matters & uploaded the same in Details of Encumbrance under Documents Upload.

Query no. 04 – The project cost mentioned on the portal is 354.00 lakhs & the number of plotted units in the project is 164, hence cost per unit of plot is nearly 2.1 lakhs which seems to be much less. Kindly explain the same.

On this our submission is that the cost on the portal mentioned by us i.e., 354 lakhs is just for internal development which includes (Boundry Wall, Entry Gate, Parks, Roads, Drains, STP, CWR/UGT, Water Supply, Electrification of the colony). If we calculate the total project cost including land cost, fees paid to Local Authorities/ Architect Cost & internal Development, Marketing, Hoarding, Brouchers, Newspaper ad, Staff Salary, Office expenses, the cost will be 1466.00 Lakhs. Hence the cost per unit of plot is approximately 8.94 lakhs.

Thanks & regards

Promoter, Shri Peetambara Infracity LLP

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