



Date: 22.12.2023

To,
The Technical Advisor
Uttar Pradesh Real Estate Regulatory Authority
Lucknow, Uttar Pradesh

Ref: In the case of “Maabhagwati Developers LLP” for its proposed project “GitanjaliShreeniketan” having Application ID ID915334

Subject: Reply to objection letter no. 1512233/UP-RERA/Project Reg.2023-24 dated 15.12.2023

Respected Sir,

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

1. With reference to point no. 1 wherein a query has been raised that number of projects launched in past 5 years, address proofs of the partners, audited balance sheet for the preceding year (FY 2022-23) and ITRs for AY 2023-24 have not been uploaded, in this regard we wish to submit that we have uploaded all the requisite documents as mentioned above on the RERA portal.
2. With reference to point no. 2 wherein a query has been raised that the brief detail of development works is not quantified, in this regard we wish to submit that we have updated the brief details about development works on the web portal.
3. With reference to point no. 3 wherein a query has been raised that the Sajra Plan has not been submitted in this respect we wish to submit that address of the proposed project is **“Part Of Nazul Now Freehold BhukhandSankhya 9, 9-A/1, 9-9A, 9-9A/2, 9-9A, 9-9A/3, And 9-9A, 9-9A/4, Bearing Municipal House No. Old 9/16, Presently Numbered As 25/16, 25A/16A and 25B/16B, Jhulelal Nagar, Lukerganj, Prayagraj”**.

For MAABHAGWATI DEVELOPERS LLP

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In the aforementioned location, it is imperative to acknowledge that the area in question was initially a part of a territory under British governance. Post-independence, the jurisdiction over such lands transitioned to the Nazul Department. Subsequently, the Nazul Department allocated these land parcels to the general public on a leasehold basis, subsequently converted it into freehold. It is crucial to note that the land was never an agricultural land after independence accordingly no record at Tehsil office pertinent its Khasra imposition are available, accordingly in absence of Khasra details, Sajra plan for the intended project is not available, so we have prepared superimposed plan on Nazul map and submitted in place of Sajra plan for your kind consideration and necessary action.

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

Yours faithfully

For Maabhagwati Developers LLP
For MAABHAGWATI DEVELOPERS LLP



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