

Date: 12.03.2024

To,

The Technical Advisor,  
Uttar Pradesh Real Estate Regulatory Authority  
Lucknow, Uttar Pradesh-226001

**Ref: M/s Privue Builders Private Limited for its project: "Jashn Elevate Phase 1" having RERA Application ID no. ID992259.**

**Subject: Reply to the letter no. 0903245/UPRERA/Proj. Reg./2023-24 dated 09.03.2024 in pursuance to registration of the project.**

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 the audited balance sheet for the preceding year (FY 2022-23), ITR for AY 2023-2024 of Privue Builders Private Limited & PAN Copy, CIN Copy, Balance sheet for (FY 2022-23), ITR for AY 2023-24 and address proofs of the partners of PJ Metals Pvt. Ltd are not uploaded. In this regard, we wish to submit that now we have uploaded audited balance sheet for the preceding year (FY 2022-23), ITR for AY 2023-2024 of Privue Builders Private Limited & Balance sheet for (FY 2022-23), ITR for AY 2023-24, address proofs of the partners of PJ Metals Pvt. Ltd. It is further submitted that since there is unavailability of option to upload the PAN Copy and CIN Copy, we are annexing the same herewith as **Annexure 1 & 2** for your kind perusal.

Further there is another query in point no. 1 stating that as per MCA's website Shri Pawan Kumar Jain is the director of the company but his details are not provided. In this regard, we wish to submit that since we are unable to add the details of director, we request you to update the details of Director **Shri Pawan Kumar Jain S/O Suresh Kumar Jain R/o 10 Sharda Farm, 3<sup>rd</sup> Avenue Bandh Road, kh. 15/16/17/18//19/24 Gf Village Chandan Hola, South Delhi, Delhi-110074** on the portal, we are annexing his photograph and address proof as **Annexure 3 & 4** for your kind perusal.



1

## PRIVUE BUILDERS PRIVATE LIMITED

Regd. Off.: A-56, Naraina Industrial Area, Phase-1, New Delhi-110028  
Corp. Office- B-106, South City-1, Gurgaon-122001  
Lucknow Office : 106, Felix Square, Sushant Golf City, Lucknow-226030

GST : 06AAGCP6648E1ZB, CIN NO. U70101DL2012PTC237712

Phones : 0124-4090160 Customer Care- 011-43146314

Email- sales@jashnrealty.com, info@jashnrealty.com | Website- www.jashnrealty.com

2. With reference to point no. 2 wherein a query has been raised that the details of the collection bank account, standing instruction by the promoter and the bank's acceptance on RA-7 are not provided. In this regard, we wish to submit we have now uploaded the same on the portal.
3. With reference to point no. 3 wherein a query has been raised that the M/s Privue Builders Private Limited is not the landowners. If M/s Privue Builders Private Limited is entering the project as the developer of the project then the development agreement/ Joint development agreement executed between the M/s Privue Builders Private Limited and the landowner should be uploaded on the portal.

In this regard, we would like to clarify that the project comprises 12 towers spanning approximately 38,919 square meters. The first phase of the project includes one block of three towers (Tower 5, 6, 7) covering an area of approximately 7696.7 square meters.

On July 25, 2023, we executed and registered a consortium agreement, with M/s Privue Builders Private Limited as the lead member, Longtail Capital Limited, and M/s PJ Metals Private Limited as consortium members. All members of the agreement own a portion of the land. However, since only the land of PJ Metals Private Limited is being utilized in the first phase, we have registered them as a co-promoter. Additionally, all sanctioned maps and necessary clearances are issued in the name of M/s Privue Builders Private Limited as the lead member, clearly indicating their absolute right to develop the project and obtain RERA registration.

4. With reference to point no. 4 wherein a query has been raised that the uploaded sajra plan is not signed by the architect. In this regard, we wish to submit we have now uploaded the same on the portal.

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

Thanking you  
Yours Faithfully,

For **M/s Privue Builders Private Limited**



Authorized Signatory

Annexure 1





सत्यमेव जयते

## GOVERNMENT OF INDIA

MINISTRY OF CORPORATE AFFAIRS

Registrar of companies, Delhi  
4th Floor, IFCI Tower 61, New Delhi, Delhi, India, 110019

Corporate Identity Number: U70100DL2012PTC233093

### SECTION 13(1) OF THE COMPANIES ACT, 2013

#### Certificate of Registration of the Special Resolution Confirming Alteration of Object Clause(s)

The shareholders of M/s P J METALS PRIVATE LIMITED having passed Special Resolution in the Annual/Extra Ordinary General Meeting held on 15-03-2017 altered the provisions of its Memorandum of Association with respect to its objects and complied with the Section 13(1) of the Companies Act, 2013.

I hereby certify that the said Special Resolution together with the copy of the Memorandum of Association as altered has this day been registered.

Given under my hand at New Delhi this Seventeenth day of April Two thousand seventeen.

DS Ministry of  
Corporate Affairs -  
(Govt of India) 23

SANJAY BOSE

Registrar of Companies

RoC - Delhi

Mailing Address as per record available in Registrar of Companies office:

P J METALS PRIVATE LIMITED

BM-173, West Shalimar Bagh, Delhi, Delhi, India, 110088



# Annexure 3



 भारत सरकार  
GOVERNMENT OF INDIA

पवन कुमार जैन  
Pawan Kumar Jain  
जन्म तिथि/ DOB: 01/01/1961  
पुरुष / MALE



3005 7383 5277

मेरा आधार, मेरी पहचान

 भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

आत्मज: सुरेश कुमार जैन,  
10 शारदा फार्म, सीसरा  
आबन्वू, बंध मार्ग,  
ख.15/16/17/18/19/24  
गफ बिलेज, चन्दन होला,  
दक्षिण दिल्ली,  
दिल्ली - 110074

Address:

S/O. Suresh Kumar Jain, 10  
Sharda Farm, 3rd Avenue, Bandh  
Road, Kh.15/16/17/18/19/24 Gf  
Village, Chandan HOLA, South  
Delhi,  
Delhi - 110074

3005 7383 5277

MEERA AADHAAR, MERI PEHACHAN

# उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण,

नवीन भवन, राज्य नियोजन संस्थान

कालाकांकर हाउस, पुराना हैदराबाद, लखनऊ-226007

संख्या: 0903245/यू0पी-रेरा/परि०पंजी०/2023-24

दिनांक: 09-03-2024

सेवा में,

मेसर्स Privue Builders Private Limited

विषय:- उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण (उ0प्र0 रेरा) में परियोजना Jashn Elevate Phase 1 जनपद Lucknow आवेदन आई0डी0 नं0 ID992259 के पंजीयन के सम्बन्ध में।

महोदय,

आप द्वारा जनपद Lucknow में परियोजना Jashn Elevate Phase 1 का रेरा अधिनियम की धारा-3 के अन्तर्गत पंजीयन हेतु आवेदन किया गया है। आपका आवेदन पत्र आई0डी0 नं0 ID992259 पर पंजीकृत कर लिया गया है।

आपके द्वारा प्रस्तुत पंजीयन आवेदन पत्र का परीक्षण उ0प्र0 रेरा के स्तर पर भू-सम्पदा (नियमन एवं विकास) अधिनियम 2016, उ0प्र0 भू-सम्पदा (विनियमन एवं विकास) नियमावली 2016 के प्राविधानों तथा प्राधिकरण द्वारा समय-समय पर जारी एस0ओ0पी0 एवं आदेशों के आधार पर किया गया है। आपके पंजीयन आवेदन पत्र में निम्नलिखित कमियां हैं:-

1. In the promoter's details of M/s Privue Builders Private Limited, the audited balance sheet for FY 2022-23 and ITR for AY 2023-24 are not uploaded. In the promoter's details of M/s P J Metals Private Limited, the Pan Copy, CIN copy, balance sheet for FY 2022-23 and ITR for AY 2023-24, and address proofs the directors are not uploaded. Also, as per the details available on MCA's website, Shri Pawan Kumar Jain is the director of the firm, but details of Shri Jain are not provided in the promoter's details.
2. The details of the collection bank account are not provided, and the bank statements and standing instruction letter to the bank and RA7 are not uploaded.
3. M/s Privue Builders Private Limited is not the landowners. If M/s Privue Builders Private Limited is entering the project as the developer of the project then the development agreement/ Joint development agreement executed between M/s Privue Builders Private Limited, and the landowner should be uploaded on the portal.
4. The uploaded sajra plan is not signed by the architect.

अतः उपरोक्त कमियों का निराकरण करते हुए पंजीयन आवेदन पत्र के विवरण एडिट करने तथा अभिलेख अपडेट करने के साथ-साथ 7 दिन के अन्दर सम्पूर्ण वस्तुस्थिति वेब पोर्टल पर अपलोड करने का कष्ट करें।

( तकनीकी सलाहकार )

उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण