

09th March 2021

The Technical Advisor,
U.P. Real Estate Regulatory Authority
Naveen Bhawan,
State Planning Institute,
Kalakankar House, Old Hyderabad,
Lucknow-226007

**Ref.: Video Conference Meeting on 05.03.2021 regarding Registration of Marina Suites
(Tower-EL) bearing Registration Id: 207868**

Respected Sir,

With reference to video conference meeting on 05.03.2021 with your good self regarding registration of our project "Marina Suites (Tower-EL) bearing Registration Id:207868, we would like to submit the following:

1. Copy of Acknowledgment Dated 02.05.2019 from Ghaziabad Development Authority for Project Name Change Application
2. Copy of Letter Dated 26.07.2019 from Ghaziabad Development Authority regarding refusal of Change of Name / Transfer of Ownership of map approval.
3. Copy of Letter Dated 16.12.2019 submitted to Ghaziabad Development Authority for Compounding of Map.
4. Layout Plan highlighting Khasra lying in Marina Suites (Tower-EL)
5. Site Plan highlighting Marina Suites (Tower-EL) & Marina Suites (Phase-I)
6. Affidavit for submission of Map Extension Letter from GDA by November 2021.

We hope we have given submission & clarification for all your observations. Now you are kindly requested to grant permission for registration of our project & oblige us.

Thanking you

Yours sincerely

For Skyhigh Infraprojects Pvt. Ltd.



Anil Goel

(Director)

Contact : 9415007363

SKYHIGH INFRAPROJECTS PVT.LTD.

Office : A-125, Ground Floor, Sector-63, Noida - 201301, Ph.: 0120-4162656

Corporate Office: 2nd Floor, Gomti Plaza, Patrakarpuram Crossing, Gomti Nagar, Lucknow - 226010 (UP)

Mob.: 084000 99840, E-mail: info@palminfragroup.in, Website : www.palminfragroup.in

CIN : U70102UP2013PTC057259



Ghaziabad Development Authority

Vikas Path, Ghaziabad

(I.S.O. 9001:2015 & I.S.O. 14001:2015 Certified Organisation)

Acknowledgement Slip

Application No: GDA/PLAN/2019-2020/91
 Application Date: 02-May-2019
 Applicant Name: SKYHIGH INFRA PROJECTS PVT LTD.
 Mobile No: 9811426686
 Section: Planning
 Subject: रिक्वेस्ट फॉर रेकमंडेशन ऑफ मैप अप्रुवल REF. NO. 428/ZONE-4/2014-14 DATED: 17-01-2015 & चार्ज/ट्रांसफर इन नाम ऑफ OWNERSHIP (प्राधिकरण द्वारा लागू गये रिपोर्ट पेश करने HETU)
 Mode of collection: Physical
 Resolution Period: 30 Days
 Document Submitted:
☒ 1 पहचान पत्र
☒ 2 आवेदन पत्र

Note:-

1. Resolution period will include working days involved in departmental process only

Helpline and other details:

E-mail: helplinegda@gmail.com, Helpline No: 0120-3342433, Whatsapp: 9818988807

Website: www.gdaghaziabad.com





गाजियाबाद विकास प्राधिकरण

विकास पथ, गाजियाबाद।

पत्रांक 275/MP/2-5/19

दिनांक 26/11/19

सेवा में,

मै0 स्काईहाई इन्फ्राप्रोजेक्ट प्रा0 लि0,

एच-51, ग्राउण्ड फ्लोर,

सेक्टर-63, नोएडा- 201301

विषय: मानचित्र संख्या- 424/जोन-5/2014-15 दिनांक 17.01.2015 को ट्रान्सफर/नाम परिवर्तन के सम्बन्ध में।

महोदय,

कृपया उपरोक्त विषयक आप द्वारा सिंगल विन्डों के आवेदन संख्या- GDA/PLAN/2019-2020/245 दिनांक 25.06.2019 के माध्यम से मानचित्र संख्या- 424/जोन-5/2014-15 दिनांक 17.01.2015 को ट्रान्सफर/नाम परिवर्तन करने हेतु आवेदन पत्र अभिलेख सहित प्रस्तुत किया गया है। उक्त के क्रम में अवगत कराना है स्वीकृत मानचित्र को ट्रान्सफर/नाम परिवर्तन कराने का कोई प्राविधान नहीं है, जिसकी सूचना आपको इस कार्यालय के पूर्व पत्र संख्या- 95/एम.पी./जैड-4/19 दिनांक 07.06.19 द्वारा दी जा चुकी है।

भवदीय

(आशीष शिवुपरी)

मुख्य नगर नियोजक

16.12.2019

SIPL/LET/191216/01

Incharge (Enforcement – Zone-5)

Ghaziabad Development Authority

Ghaziabad (U.P.)

Ref. Letter No.: 128/Enforcement Zone-5/2019 Dated 13.12.2019

Subject: Request for Compounding of Tower A, B, C (Block-I) against Map Approval Ref. No.424/ZONE-5/2014-15 Dated 17.01.2015

Dear Sir,

With reference to above said Map Approval Ref. No. 424/ZONE-5/2014-15 issued vide Letter Ref. No.29/MA,Plan/2014-15 dated 17.01.2015 to Utility Estates Pvt. Ltd. (Lead Member M/s. Enmar M.G.F. Land Ltd. (Consortium)) for the development & Construction of Group Housing & 15 Nos. 14 Buildings Project situated at Plot No.GH-3/1, Park Town, Village Shalpur Bahetta & Vetrail, NH-24, Ghaziabad in proposed Integrated Township, we are hereby bring to your kind notice that we M/s Skyhigh Infraprojects Pvt. Ltd. have purchased above Group Housing Project Land & Sale Deed dated 23.04.2015 & Sale Deed dated 30.11.2018 from Utility Estates Pvt. Ltd. (Lead Member M/s Enmar M.G.F. Land Ltd. (Consortium)).

We request you to kindly approve compounded drawings of Tower A, B, C (Block-I) against Ref. No. 424/ZONE-5/2014-15 Dated 17.01.2015 to development & construction of land project.

This is also to inform you that we have shifted our office from H-51, Ground Floor, Sector-62, Noida to Sandesh Tower, C-56/31, Ground Floor, Sector-62, Noida - 201301 (U.P.) & we are requested to update our office address in your records for further communication, accordingly.

Further if you require any additional information, we will arrange the same at the earliest.

We would be highly obliged, if you approve compound drawings for the above said Map at the earliest.

Thanking You!

Yours truly,

For Skyhigh Infraprojects Pvt. Ltd.


(Authorised Signatory)

Enclosed:

1. Compound Drawings (50 Nos.) against Ref. No. 424/ZONE-5/2014-15 from villa.
2. Certificate of Compounding duly signed by Owner, Architect & Structural Engineer.

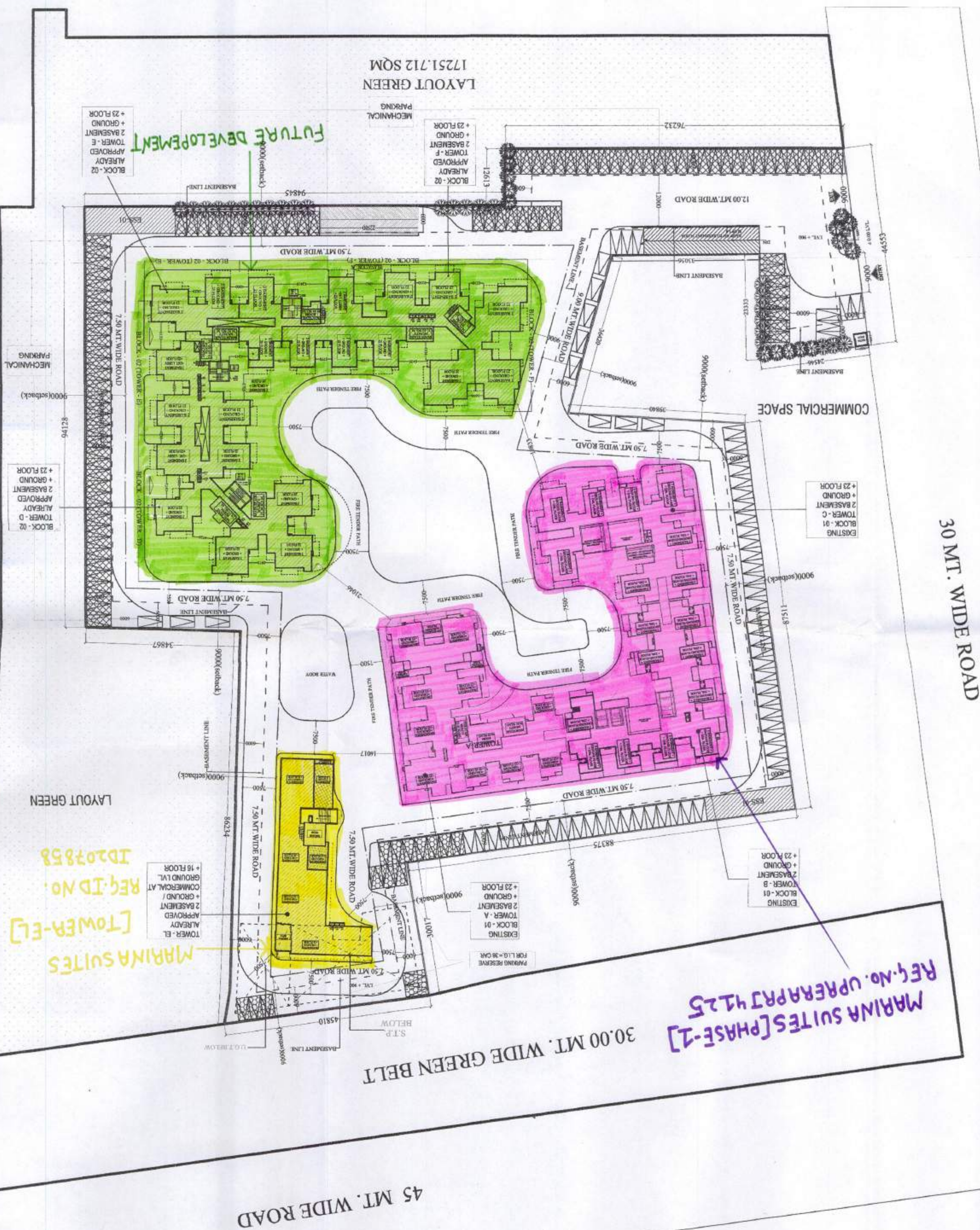
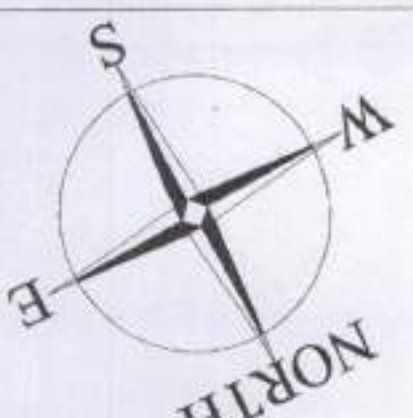
SKYHIGH INFRAPROJECTS PVT.LTD.

Office: Sandesh Tower, C-56/31, Ground Floor, Sector-62, Noida-201301 (U.P.), Ph No. 0120-3162606

Corporate Office: 2nd Floor, Gomti Plaza, Patrakarpuram Crossing, Gomti Nagar, Lucknow-226010 (U.P.)

28.12.19
Atk. S. S. S.
msdoff
G. 100

SITE PLAN

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Director
of Skyhigh Infraprojects Pvt. Ltd.

[illegible][illegible]

ABSA STATEMENT

प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2020/20080/GZB/GHAZIABAD/1468/DD

दिनांक: 30-06-2020

प्रमाणित किया जाता है कि मैसर्स **SKYHIGH INFRAPROJECTS PRIVATE LIMITED** (भवन/प्रतिष्ठान का नाम) पता **PLOT NO-GH-3-1, PARK TOWN, VILLAGE-MEHRAULI, SHAHPUR BAMHETA, NH-24, GHAZIABAD** तहसील - **GHAZIABAD** प्लॉट एरिया **22113.89 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **89478.496** (वर्गमीटर), ब्लॉकों की संख्या **7** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेंट की संख्या	ऊँचाई
TOWER A	24	2	73.15 mt.
TOWER B	24	2	73.15 mt.
TOWER C	24	2	73.15 mt.
TOWER D	22	2	67.15 mt.
TOWER E	22	2	67.15 mt.
TOWER F	23	2	70.15 mt.
TOWER EL	17	2	53.65 mt.

है। भवन का अधिभोग मैसर्स **SKYHIGH INFRAPROJECTS PRIVATE LIMITED** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Residential** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **SKYHIGH INFRAPROJECTS PRIVATE LIMITED** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मान्य नहीं होगा।"

हस्ताक्षर (निर्गमन अधिकारी)

(उप निदेशक)



Digitally Signed By
(AMAN SHARMA)

[5B1E2B5C6CEA69D9C4C6C69182A5333F95081957]

09-07-2020

निर्गत किये जाने का दिनांक : 09-07-2020

स्थान : GHAZIABAD

OFFICE OF THE SECRETARY

U.P. REAL ESTATE REGULATION AUTHORITY, LUCKNOW



AFFIDAVIT

Affidavit of Shri Anil Goel, aged about 59 years son of Late Shri Anand Swaroop Agarwal, Director of M/s Skyhigh Infraprojects Private Limited having its registered office at 2nd Floor, Gomti Plaza, Patrakarpuram Crossing, Gomti Nagar, Lucknow 226010 U.P.




DEPONENT

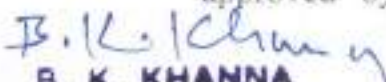
I, the Deponent, do hereby solemnly affirm and state on oath as under:

1. That, I am the Director of M/s Skyhigh Infraprojects Private Limited and as such the deponent is well versed with all the facts and circumstances.

**SWORN & VERIFIED
BEFORE ME**

2. That, M/s Skyhigh Infraprojects Private Limited has a legal title to the land situated at Plot No. GH-3/1, Park Town, Village Shahpur Bamhetta, Parganas Dasna, Tehsil and District Ghaziabad, U.P. measuring 22,113.89 sq. mtr. falling in Khasra Nos. 1568, 1636, 1637, 1637MI, 1638/1, 1638/2, 1639, 1640, 1641, 1643, 1647/1, 1648, 1649MI, 1561.

3. That, maps for the development of housing projects on the land has been approved by Ghaziabad Development Authority, Ghaziabad vide their


B. K. KHANNA
Adv. & Notary
23 J.P. Road, Lko
31/73/01

17/03/2024

approval letter No. 424/Zone- 5/2014 dated 27th December 2014 for a period of 5 (Five) years from 27.12.2014 to 26.12.2019.

4. That Ghaziabad Development Authority, Ghaziabad has further extended validity of the maps for a period of 2 (Two) years from 27.12.2019 to 26.12.2021 vide their letter No. 375/MI/2-5/20 dated 06.11.2020.

5. That, the map was initially approved on 27.12.2014 by Ghaziabad Development Authority for a period of 5 years i.e. 27.12.2019, further the same was extended by 2 years, which is valid till 26.12.2021. Now we will apply for further extension of 1 year, which will extend the validity of maps of Ghaziabad Development Authority, Ghaziabad from 27.12.2021 to 26.12.2022.

6. That, M/s Skyhigh Infraprojects Private Limited has applied at UP Real Estate Regulation Authority, Lucknow for registration of their project "Marina Suites (Tower EL)" for development of EWS/LIG housing on one part of the land admeasuring approx. 1600 sq.mtr., which is a undivided part of total land of Plot No. GH-3/1, Park Town, NH-24, Ghaziabad. This Project is lying in Khasra No. 1651 of total land area.

7. That, as per aforesaid 1 (one) year extension of validity of maps allowed by Ghaziabad Development Authority, Ghaziabad, the deponent expects to complete the project "Marina Suites – EL Towers" by December 2022.

8. That, M/s Skyhigh Infraprojects Private Limited assure that they will undertake necessary action to obtain extension of validity of the Maps for a period required for completion of the project registered under "Marina Suites (Tower EL)".

9. That, the copy of the approval of validity of the maps, obtained from Ghaziabad Development Authority, Ghaziabad will be submitted at office of The Secretary, U.P. Real Estate Regulation Authority, Lucknow by November 2021.

B. K. Khanna
B. K. KHANNA
Adv. & Notary
23, J.P. Road, Lko
31/73/01

17/02/2021

10. That, in case M/s Skyhigh Infraprojects Private Limited for whatever reason is not able to obtain extension of validity of the map after 26.12.2021 from Ghaziabad Development Authority, Ghaziabad then U.P. Real Estate Regulation Authority, Lucknow is free to initiate appropriate action.



(Signature)
DEPONENT

VERIFICATION

I, Anil Goel, the deponent, above named do hereby verify that the contents of this Affidavit are true to my personal knowledge.

**TWORN & VERIFIED
BEFORE ME**

Signed and verified this affidavit on 17th day of March, 2021 at Lucknow.

Place: Lucknow

Dated: 17.3.2021

(Signature)
DEPONENT

B. K. Khanna
B. K. KHANNA
Adv. & Notary
23, J.P. Road, Lko
31/73/01
17/03/2021

(Signature)
I identify the deponent/excitant/surety
who has signed/put T.I. before me.