

09<sup>th</sup> 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-1)
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 Corporate Office: 2nd Floor, Gomti Plaza, Patrakarpuram Crossing, Gomti Nagar, Lucknow - 226010 (UP)

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

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

CIN : U70102UP2013PTC057259

**SKYHIGH INFRAPROJECTS PVT.LTD.**



## 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 प्रिवेस्ट रोड एक्सटेंशन ऑफ अपवाल REF. NO. 428/ZONE-4/2014-14 DATED, 17-01-2015 & चार्ट/टांसकर इन नाम ऑफ OWNERSHIP ( प्राधिकरण द्वारा सागी रायो रिपोर्ट भेजत करने HETU)
Subject:	
Mode of collection:	Physical
Resolution Period:	30 Days
Document Submitted:	
<input checked="" type="checkbox"/> 1. पर्याल पत्र	
<input checked="" type="checkbox"/> 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](mailto:helplinegda@gmail.com), Helpline No: 0120-3342433, Whatsapp: 9818988807

Website: [www.gdaghaziabad.com](http://www.gdaghaziabad.com)



REDMI NOTE 5 PRO  
MI DUAL CAMERA



# ગાંધીયાબાદ વિકાસ પ્રાધિકરણ

વિકાસ પદ્ધતિ, ગાંધીયાબાદ।

પત્રાંક ૨૭૫/મ્યુ/૨-૫/૧૯

દિનાંક ૨૬.૦૮.૧૯

સેવા મેં,

મૈં ૦ સ્કાઈલાઇન ઇન્ફ્રાપ્રોજેક્ટ પ્રા.લિ.૦,  
એચ-૫૧, ગ્રાઉન્ડ ફ્લોર,  
સૈંકટર-૬૩, નોએડા- ૨૦૧૩૦૧

વિષય: માનવિત્ર સંખ્યા- ૪૨૪ / જોન-૫ / ૨૦૧૪-૧૫ દિનાંક ૧૭.૦૧.૨૦૧૫ કો ટ્રાન્સફર/નામ પરિવર્તન કે સમ્બન્ધ  
મેં।

મહોદય,

કૃપયા ઉપરોક્ત વિષયક આપ દ્વારા સિંગનલ વિન્ડોં કે આવેદન સંખ્યા- GDA/PLAN/2019-2020/245  
દિનાંક ૨૫.૦૬.૨૦૧૯ કે માધ્યમ સે માનવિત્ર સંખ્યા- ૪૨૪ / જોન-૫ / ૨૦૧૪-૧૫ દિનાંક ૧૭.૦૧.૨૦૧૫ કો  
ટ્રાન્સફર/નામ પરિવર્તન કરને હેતુ આવેદન પત્ર અમિલેખ સહિત પ્રરસ્તુત કિયા ગયા હૈ। ઉક્ત કે ક્રમ મેં અવગત  
કરાના હૈ સ્વીકૃત માનવિત્ર કો ટ્રાન્સફર/નામ પરિવર્તન કરાને કા કોર્ઝ પ્રાયિદાન નહીં હૈ, જિસકી સૂચના આપકોં  
ઇસ કાર્યાલય કે પૂર્વ પત્ર સંખ્યા- ૯૫ / એ.પી. / જૈડ-૪ / ૧૯ દિનાંક ૦૭.૦૬.૧૯ દ્વારા દી જા ચુકી હૈ।

શવદીય

*D. M. Patel* (૪/૧૮)  
(આશીષ શિવુપરી)  
મુખ્ય નગર નિયોજક

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-1) 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 Essmar M.G.F. Land Ltd. (Consortium)) for the development & Construction of Group Housing & Commercial Buildings Project situated at Plot No.GH-3/1, Park Town, Village Sainpur Bambeta & Village 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/FSI & all Sale Deed dated 23.04.2015 & Sale Deed dated 30.11.2018 from Utility Estates Pvt. Ltd. (Lead Member M/s Essmar M.G.F. Land Ltd. (Consortium))

We request you to kindly approve compounded drawings of Tower A, B, C (Block-1) against Ref. No. 424/ZONE-5/2014-15 Dated 17.01.2015 to development & construction of said 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.). So you are requested to update our office address in your records for further communication.

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 Ref. No. as early as possible.

Thanking You!

Yours truly,

For Skyhigh Infraprojects Pvt. Ltd.



(Authorised Signatory)

Enclosed:

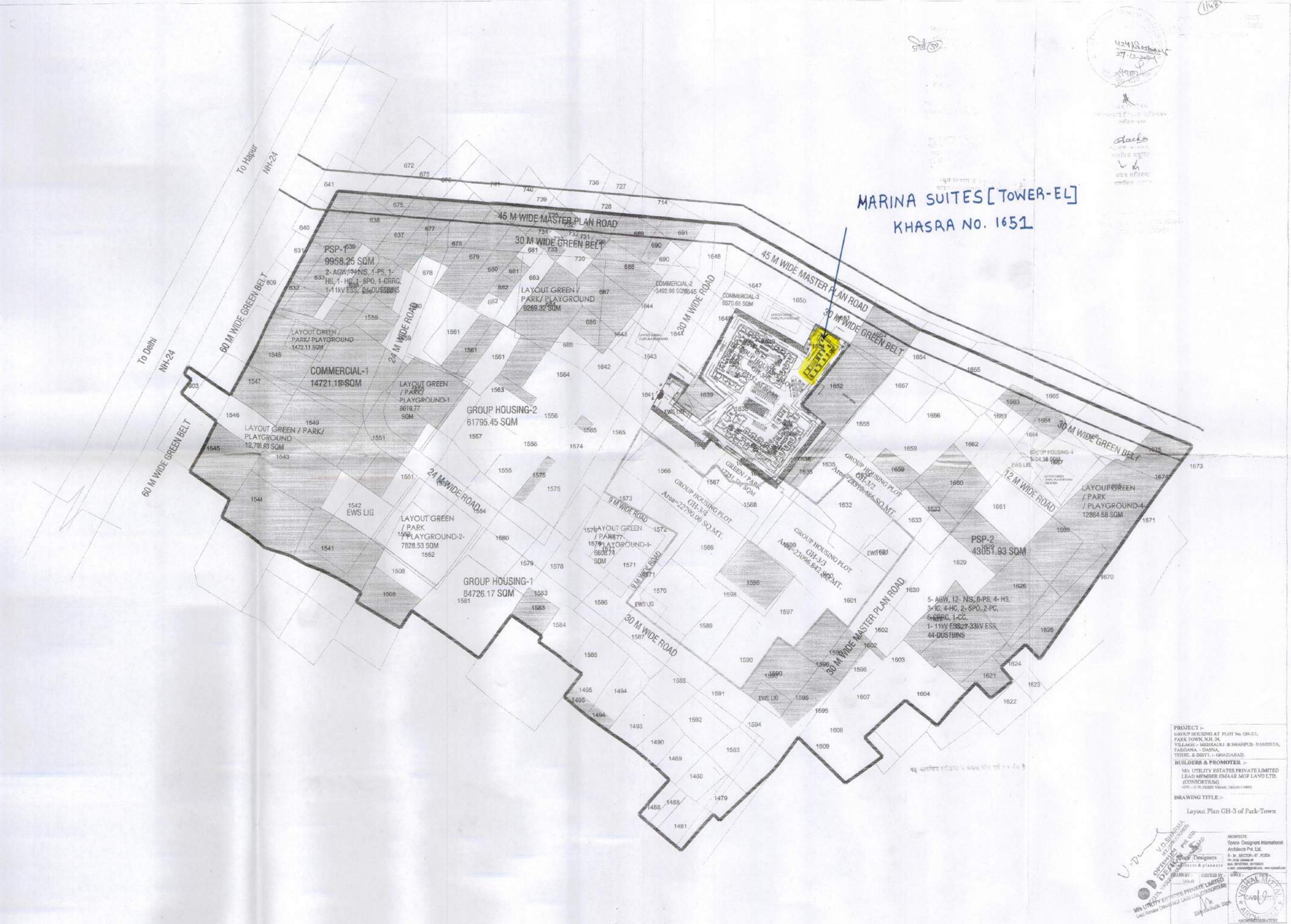
1. Compound Drawings (50 Nos.) against Ref. No. 424/ZONE-5/2014-15 from VLLY

2. Certificate of Compounding duly signed by Owner, Architect & Structural Engineer.

**SKYHIGH INFRAPROJECTS PVT.LTD.**

20/12/2019  
Plot No. C-56/31  
Noida  
U.P.





# 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** प्लाट एरिया **22113.89 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **89478.496** (वर्गमीटर), ब्लाकों की संख्या **7** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लाक में तलों की संख्या	बेसमेन्ट 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 द्व्यूरो 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 (निर्गत 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 2<sup>nd</sup> Floor, Gomti Plaza, Patrakarpuram Crossing, Gomti Nagar, Lucknow 226010 U.P.



A handwritten signature in blue ink.

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. admeasuring 22,113.89 sq. mtr. falling in Khasra Nos. 1568, 1636, 1637, 1637ML, 1638/1, 1638/2, 1639, 1640, 1641, 1643, 1647/1, 1648, 1649ML, 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*  
B. K. KHANNA  
Adv. & Notary  
23 J.P. Road, Lko  
31/7/01

17/03/2024

approval letter No. 424/Zone- 5/2014 dated 27<sup>th</sup> 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 by 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.



A handwritten signature in black ink, followed by the word "DEPONENT" in capital letters.

#### VERIFICATION

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

**SWORN & VERIFIED**

**BEFORE ME**

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

Place: Lucknow

Dated: 17.3.2021

A handwritten signature in black ink, followed by the word "DEPONENT" in capital letters.

D. 10/1 Chawng

B. K. KHANNA

Adv. & Notary

23. J P. Road, Lko.  
31/73/01

17/03/2021

I identify the deponent executing/surety  
who has signed/put T.L. before me.