

The Technical Advisor
Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad, Lucknow – 226007
Email: contactuprera@up-rera.in

Sub: Application for Project Registration under UPRERA for Project "The G" (Distt. Gautam Budha Nagar) Application ID 1174120

Respected Sir

In response to your letter dated 16/08/24 Ref. no. 1608248/UP Rera/Proj. Regn. /2024-25 on the cited subject, we most respectfully make the following submissions:

1. That we have uploaded company name change certificate, address proof documents of directors, audited balance sheet of past financial year 22-23, and ITR of preceding 3 Assessment Years 21-22, 22-23 and 23-24 under Promoters Section.
2. That we have uploaded approved layout and approved maps duly signed and stamped by the competent authority in Plan section. Section elevation has been included in the last page of floor plans/ approved maps uploaded in Plan section.
3. That we have uploaded RA-1 Affidavit, RA-7 Certificate and RA-8 Affidavit in Project Bank details. As per clause 5 of Transfer Memorandum dated 19/04/23, Yamuna Expressway Industrial Development Authority (YEIDA) has granted Lease rights in favor of transferee i.e. Gulshan Homes and Infrastructure Pvt. Ltd. (Promoter of the proposed project). As per the provisions of the concession agreement of YEIDA with Jaypee Infratech Ltd., Noida has been granted the rights to approve the maps for plots of the concessionaire i.e. Jaypee Infratech Ltd. in Sector 129, Noida whereat the proposed project is situated. To clarify this situation, we have uploaded following documents in Land Section:
 - A. Transfer Memorandum by YEIDA dated 19/04/23 granting Lease rights in favor of Gulshan Homes and Infrastructure Pvt. Ltd.
 - B. Office Order by NOIDA dated 21/10/14 for approval of maps of plots of Jaypee Infratech Ltd. situated in Sector 129, Noida.
 - C. Sub-lease deed of Jaypee Infratech Ltd. and Jaiprakash Associates Ltd. dated: 22/03/23
 - D. Sub-lease deed of Jaiprakash Associates Ltd. and Gulshan Homes and Infrastructure Pvt. Ltd. dated: 28/03/23
 - E. Mutation Letter of YEIDA dated 09/05/23 for Sub-lease deed dated 28/03/23

For Gulshan Homes And Infrastructure Pvt. Ltd.



Authorised Signatory

4. That the Electric substation is located in Basement-1. Sump pumps are located in Basement-3 and capacity of Sump pump is 10 HP(1 W + 1 S) in each at every sump pit. We have uploaded in Documents section, the electric supply plan marking the location of electric system along with Sump Pump location and the capacity of sump pumps.
5. That in Point no. 6 of Title Search/ Encumbrance Report, the lawyer has mentioned that no registered encumbrance is found with record of Sub-Registrar-II, Noida. However, charge is created from JM Financial Credit Solutions Ltd. for availing financial assistance as per records of MCA-21, Ministry of Corporate Affairs. We have uploaded RA-8 Affidavit in Project Bank details along with RA-1 Affidavit and RA-7 Certificate.

We have also further disclosed below details in Affidavit uploaded in Documents section:

Amount Approved: INR 100 Crores

Date of Approval: 24th November 2022

Date of Disbursement: 28th March 2023

Amount Disbursed: INR 92.08 Crores

Amount Consumed: INR 92.08 Crores

Reasons of Consumption: To procure the project assets

In view of the above-mentioned submissions, it is most humbly prayed that this Hon'ble Authority may kindly be pleased to approve our Application for Project Registration under UPRERA.

Thanking You,

For Gulshan Homes And Infrastructure Pvt. Ltd.



Authorised Signatory

Authorized Signatory

Date: 22-08-2024

Place: Noida