

September 18, 2023

UP Bhu Sambandh Viniyamak Pradhikaran
Naveen Bhavan, Rajya Niyojan Sansthan,
Kalakankar House Road, Old Hyderabad,
Lucknow-226007

Kind Attn: **The Technical Advisor**

Promoter Name: **Uppal Chadha Hi-Tech Developers Pvt. Ltd.**

Sub: **Reply to RERA Letter Ref No. 1309233/UPRERA/Pari.Panji./2023-24 dated 13.09.2023 for project UCHDPL-VERIDIA-6-OAKWOOD ENCLAVE under process of registration with application no. ID831935**

Dear Sir,

Uppal Chadha Hi-Tech
Developers Pvt. Ltd.

CIN No. U45201DL2004PTC128784

Sales Pavilion
Sardar Kulwant Singh Chadha Marg,
NH 24, Wave City - 201015 (U.P.)
India

T +91-120-4188950/52
E customercare@wavecity.in
www.wavecity.in

Corporate Office
C-1, Sector-3,
Noida - 201301 (U.P.)
India

T +91-120-4180500
F +91-120-4180541

Registered Office
Mezzanine Floor, M-4,
South Extension Part-II,
New Delhi-110049
India

T +91-11-26254474

This has reference to RERA Letter No. 1309233/UPRERA/Pari.Panji./2023-24 dated 13.09.2023 wherein certain queries have been raised by RERA on the subject. Our point-wise replies to the same are as follows:

Sl. No.	Query by RERA	Our Reply
1.	In the promoter's details, the audited balance sheet for the preceding year and the ITR for AY 2022-23 are not uploaded.	Uploaded. A screenshot showing the same is attached as Annex-1 .
2.	The project layout, map, sanction letter from the competent authority, floor plans and project specifications are not uploaded.	Uploaded. A screenshot showing the same is attached as Annex-2 .
3.	In the project bank details, the standing instructions letter to the bank to auto-transfer 70% to the Project Separate Account and 30% to the project transaction account is not uploaded.	Done. A copy of the same is attached as Annex-3 .
5.	The uploaded CA Certificate is partially filled (some cells are left blank). Either mention zero (if the associated amount is zero) or mention the amount associated with it. Do not leave any cell blank.	Revised CA Certificate has been uploaded. A copy of the same is attached as Annex-4 .
7.	The project cost mentioned on the portal is irrelevant.	The project cost has been corrected. A screenshot is attached as Annex-5 .



6.

Though the uploaded project map is valid till 27.12.2025, we have shown project end date as 27.12.2028. An Affidavit justifying the same is attached as Annex-6.

We hope you will find the above information to your satisfaction. We now request you to kindly issue us Registration Certificate.

Thanking you,

Yours sincerely,

For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

(C J Singh)
COO – Wave City



Encl: As above

WhatsApp X

UP RERA : Uttar Pradesh Real Estate Regulatory Authority X

up-rera.in/Promoter_AnnualBalanceSheet.aspx?id=null&pm=DwTM6AdLSJo=&type=P + Search Home Wednesday, 20 Sep, 2023 | 12:03:08 AM

 **Uttar Pradesh Real Estate Regulatory Authority**

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Select Financial Year *

Select ▼

Upload Annual Balance Sheet *

No file chosen

Save

SNo.	Promoter Name	Document Name	Date Of Upload	Download
1	Uppal Chadha Hi-Tech Developers Pvt. Ltd.	5538_2410072020Audited BS_UCHDPL_FY 2018-19.pdf	10/07/2020	Download
2	Uppal Chadha Hi-Tech Developers Pvt. Ltd.	5538_5208022021UCHDPLBSFY19-20.pdf	08/02/2021	Download
3	Uppal Chadha Hi-Tech Developers Pvt. Ltd.	5538_5516092023BS_UCHDPL_as_on_31_03_2022.pdf	16/09/2023	Download



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UP RERA : Uttar Pradesh Real Estate Regulatory Authority X

up-rera.in/projectregistration.aspx?id=831935&pm=DwTM6AdLSJo=&hfFlag=edit +

Wednesday, 20 Sep, 2023 | 12:14:25 AM

Uttar Pradesh Real Estate Regulatory Authority

HOME UPLOAD ANNUAL AUDITED BALANCE SHEET COMPLAINT DETAILS CONCILIATION UPLOAD COMPLETION CERTIFICATE LOGOUT

Sanctioned Plan

Note:- Only JPG,PNG and PDF files of maximum size of 10 MB allowed

Select Type* Apartment/Flat/Shop

Project Start Date 01-03-2024 **Project End Date** 27-12-2028

SNo	Permit No	Permit Date	Permit Valid Upto	Date till which Permit/Sanctioned Plan is extendable	No. Of Open Parking	Total Area Of Parking (in sqm)	No Of garage	Area Of garage (in sqm)	No Of Covered Parking	Area Of Covered Parking (in sqm)	Uploaded Approved Layout	Uploaded Sanctioned Letter	Uploaded Approved Map	Uploaded Floor Plan Of All Types	Remove & Add
1	GDA/BP/B-21/0441	29-12-2020	28-12-2025	28-12-2025	70	995	0	0	140	2353	Download	Download	Download	Download	Remove & Add

Details of Apartment/Flat/Shop

Block/Tower Name/ No.*

Floor Number*

Total Number of Apartment/Flats/Shop*

No of floors

Type of Flat/ Apartment/ Shop*

Select

Unit Carpet Area (in sqm)*

12:14 PM
9/20/2023

Date: 14.09.2023

ANNEX-3

The Manager,
Axis Bank, Nehru Nagar
Ghaziabad.
Sub: Standing Instructions

Dear Sir,
You are requested to transfer the fund at the day ending balance as per Standing Instructions given below:-

FROM	TO
UCHDPL COLLECTION ACCOUNT FOR VERIDIA-6 OAKWOOD ENCLAVE A/C NO. 923020044725237	TRANSFER 70% UCHDPL SEPRATE ACCOUNT FOR VERIDIA-6 OAKWOOD ENCLAVE A/C NO 923020044734749.
FROM	TO
UCHDPL COLLECTION ACCOUNT FOR VERIDIA-6 OAKWOOD ENCLAVE A/C NO. 923020044725237	TRANSFER 30% UCHDPL SEPRATE ACCOUNT FOR VERIDIA-6 OAKWOOD ENCLAVE A/C NO 923020044774954

Uppal-Chadha
Hi-Tech Developers
Private Limited

Site Office
Sales Pavilion
Sardar Kulwant Singh
Chadha Marg
NH-24, Wave City
Ghaziabad-201015
(U.P.) INDIA

T +91-0120-4188950
T +91-0120-4188952

Corporate Office
C-1, Sector-3
Noida-201301 (U.P.)
INDIA

T+91-0120-4180500
F+91-0120-4180541

Registered Office
Mezzanine Floor, M-4
New Delhi South
Extention: Part-II
New Delhi South Delhi
DL-110049, INDIA

T+91-011-46586148

Thanking you,

Yours faithfully

For Uppal Chadha Hi-Tech Developers Pvt Ltd

For Uppal Chadha Hi-Tech Developers Pvt. Ltd

Authorised Signatory

(Authorized Signatory)

CHARTERED ACCOUNTANT'S CERTIFICATE																																																																				
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)																																																																				
Information as on 28-08-2023																																																																				
Subject: Certificate of amount incurred on UCHDPL, Veridia-6-Oakwood Enclave for Construction in Tehsil Ghaziabad, Distt. Ghaziabad Tower/Block/Building(s) Tower-6 situated on Khasra no./Plot No. GH-2, Sector 1, Wave City Ghaziabad, demarcated by its boundaries (latitude and longitude of the end-points) 28.6603 to the North 28.6593 to the South 77.4962 to the East 77.4937 to the West of Tehsil Ghaziabad Competent Authority/Development Authority, District Ghaziabad, PIN 201015 admeasuring 15827.00 sqm area, being developed by M/s UPPAL CHADHA HITECH DEVELOPERS PVT. LTD having RERA Registration No. -----, Designated A/C No. 923020044734749, Bank Name: Axis Bank. Total Numbers of Dwelling Units in the Projects is 140.																																																																				
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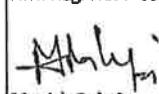
5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	-
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	3.15
7	Total amount received till date since inception of the Project (in Rs.)	-
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	-
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)	474.81
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)	-
11	Balance available in Designated A/c.	-
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	474.81

This certificate is being issued on specific request of **M/s UPPAL CHADHA HITECH DEVELOPERS PVT. LTD** for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief.

For Mehrotra Seth & Associates:

Chartered Accountant

Firm Reg. No. :- 008315N





Manish Raheja

M. No. 508372

UDIN:- 23508372BGXSFQ7790

Date:- 28/08/2023

Place:- New Delhi

WhatsApp X

UP RERA : Uttar Pradesh Real Est X

+

← → X SEARCH X F P A G D ...

up-rera.in/projectregistration.aspx?id=831935&pm=DwTM6AdLSJo=&hfFlag=edit Wednesday, 20 Sep, 2023 | 12:11:56 AM

Project Registration



Uttar Pradesh Real Estate Regulatory Authority

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Project Category *

Residential

Project Type *

New Ongoing

Total area in round figure (Sq.mt.) *

15827

Registration Fee (in Rs.) *

84500

State *

Uttar Pradesh

District *

--Select--

Tehsil *

--Select--

Sanctioning Competent Authority *

Ghaziabad Development Authority

Project Cost in round figures (in Lacs) *

14591

Geographic Location : (end points of scheme/ project)

Windows
PDF
Firefox
Microsoft Edge
Google Chrome
File
Help

12:11 PM
9/20/2023



Government of Uttar Pradesh

e-Stamp

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

IN-UP14688897152258V
15-Sep-2023 04:41 PM
NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN
SUBIN-UPUP1400330425031369712627V
UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
Article 4 Affidavit
Not Applicable
UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
UP RERA
UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
10
(Ten only)

Signature.....
ACC Name - Vikas Chachan ACC Code - UP14003804
ACC Acc - 9999 - Mobile - 9540079101 ₹10
License No - 112018, Tehsil & Distric - G.B. Nagar

१०१०१०१०१०



IN-UP14688897152268V

Please write or type below this line

AFFIDAVIT

**BEFORE THE REAL ESTATE REGULATORY AUTHORITY
UTTAR PRADESH**

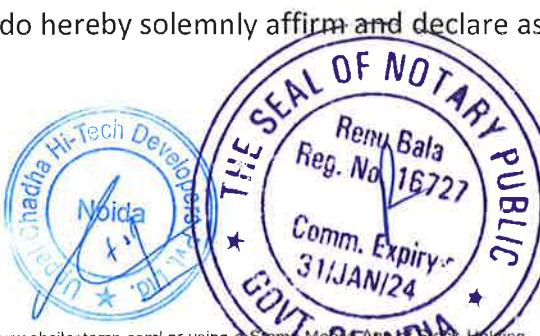
I, Charanjeet Singh, S/o. Sh. Didar Singh, R/o.4H-043, Ridgewood Estate, DLF Phase IV, Gurgaon 122009 (Haryana), Chief Operating Officer / Authorized Signatory of M/s. Uppal Chadha Hi-Tech Developers Pvt. Ltd., do hereby solemnly affirm and declare as under:

UCHDPL-Veridia-6-Oakwood Enclave

Page 1 of 2

Statutory Alert:

1 The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App / Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3 In case of any discrepancy please inform the Competent Authority.



- 1 That M/s. Uppal Chadha Hi-Tech Developers Pvt. Ltd. is developing a project by the name of **UCHDPL-Veridia-6-Oakwood Enclave** in Wave City Ghaziabad, UP.
- 2 That layout of this project was sanctioned by Ghaziabad Development Authority (GDA) on 29.12.2020 with validity upto 28.12.2025.
- 3 That the project has neither been launched nor any booking / sale of unit is existing as on date.
- 4 That we have applied for RERA registration of the project, as launch/construction of the project is now slated on 01.09.2023.
- 5 That considering the quantum of the work, we will be able to complete the project by 27.12.2028.
- 6 That according to the bye-laws 2008 (As amended – 2020) of Ghaziabad Development Authority (GDA), the proponent is eligible to get extension of the sanction for upto three years from the expiry of the sanction plan. The relevant clause in the bye-laws reads as follows:

3.1.5 निर्माण अनुज्ञा पत्र की वैधता

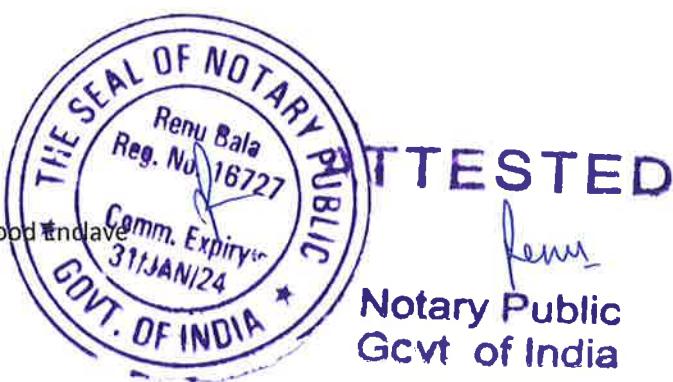
(i) समस्त अधिभोगों के भवनों हेतु एक बार दी गई अनुज्ञा अधिकतम 5 वर्ष के लिए वैध होगी।

(ii) पाँच वर्ष की प्रारम्भिक स्वीकृति की अवधि समाप्त हो जाने के पूर्व भू-स्वामी द्वारा प्रार्थना पत्र दिए जाने पर प्राधिकरण ऐसी शर्तों और प्रतिबन्धों के अधीन रहते हुए जो वह आरोपित करना उचित समझे, अधिकतम 3 वर्षों के लिये निर्धारित नवीनीकरण/मानचित्र शुल्क लेकर समयावृद्धि दे सकता है।
- 7 That considering the above fact, we propose end date of the project as 27.12.2028 in RERA registration.
- 8 That we assure, we will apply for extension of the sanction 45 days prior to the expiry date i.e. 28.12.2025 and will submit sanction date extension letter to RERA on receipt of the same from GDA.

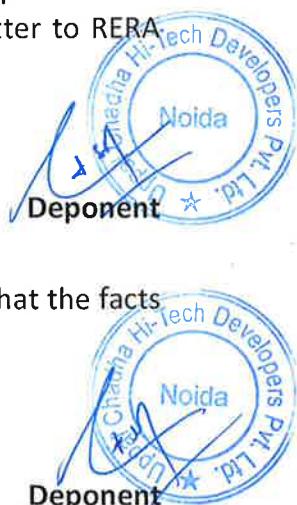
Verification:

I, the above named deponent, do verify on this 16th day of September, 2023 that the facts stated above are true to the best of my knowledge and belief.

UCHDPL-Veridia-6-Oakwood Enclave



Page 2 of 2



उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण,

नवीन भवन, राज्य नियोजन संरथन
कालाकांकर हाउस, पुराना हैदराबाद, लखनऊ-226007

संख्या: 1309233/पू0पी-रेरा/परियोजनी0/2023-24

दिनांक: 13-09-2023

सेरा में,
मेसर्स Uppal Chadha Hi-Tech Developers Pvt. Ltd.

विषय:- उ0प्र0 भू-सम्पदा विनियामक प्राधिकरण (उ0प्र0 रेरा) में परियोजना UCHDPL-VERIDIA-6-OAKWOOD ENCLAVE जनपद Ghaziabad आवेदन आई0डी0 नं0 ID831935 के पंजीयन के सम्बन्ध में।

महोदय,

आप द्वारा जनपद Ghaziabad में परियोजना UCHDPL-VERIDIA-6-OAKWOOD ENCLAVE का रेरा अधिनियम की धारा-3 के अन्तर्गत पंजीयन हेतु आवेदन किया गया है। आपका आवेदन पत्र आई0डी0 नं0 ID831935 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 प्राविधिनों 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, the audited balance sheet for the preceding year and the ITR for AY 2022-23 are not uploaded.
2. The project layout, map, sanction letter from the competent authority, floor plans, and project specifications are not uploaded.
3. In the project bank details, the standing instructions letter to the bank to auto-transfer 70% to the Project Separate Account and 30% to the project transaction account is not uploaded.
4. The uploaded CA certificate is partially filled (some cells are left blank). Either mention zero (if the associated amount is zero) or mention the amount associated with it. Do not leave any cell blank.
5. The project cost mentioned on the portal is irrelevant.

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