

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 .
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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

ANNEX-1



Uttar Pradesh Real Estate Regulatory Authority

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

Select Financial Year *

Select

Upload Annual Balance Sheet *

Choose File 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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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 Approve 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)*

ANNEX-3

Date: 14.09.2023

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

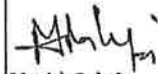
(Authorized Signatory)

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.			
		Rs. in lacs	As on 28-Aug-23
S.No.	Particulars	Total Cost Estimated	Rs. In lacs Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above); (e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to Competent Authority. SUB TOTAL LAND COST (in Rs.)	474.81	474.81
		474.81	474.81
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	299.66	-
	SUB TOTAL FEES PAID (in Rs.)	299.66	-
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site), Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	14,291.82	-
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	14,786.82	-
3B	Cost of construction incurred (As Certified by Project Engineer)	14,291.82	-
3C	Total Construction Cost (Lower of 3A and 3B.)	14,291.82	-
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution, Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	-	-
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	14,291.82	-
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	15,066.29	474.81

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:- 23508372BGXSQ7790



Date:- 28/08/2023
Place:- New Delhi

Project Registration



Uttar Pradesh Real Estate Regulatory Authority

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

Project Category *

Residential

Project Name* (Advertised name of the project can be mentioned here.)

UCHDPL-VERIDIA-6-OAKWOOD ENCLAVE

State*

Uttar Pradesh

Tehsil *

--Select--

Project Cost in round figures (in Lacs) *

14591

Project Type *

☒ New

☐ Ongoing

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

15827

Registration Fee (in Rs.)*

84500

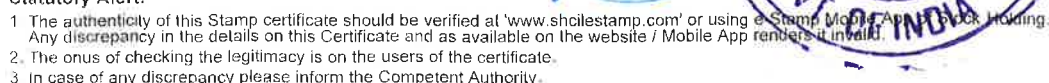
District *

--Select--

Sanctioning Competent Authority*

Ghaziabad Development Authority

Geographic Location : (end points of scheme/ project)



- 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	<p>(i) समस्त अधिभोगों के भवनों हेतु एक बार दी गई अनुज्ञा अधिकतम 5 वर्ष के लिए वैध होगी।</p> <p>(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।</p>
--	--
- 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.


Deponent

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



TESTED

**Notary Public
Govt of India**


Deponent

18 SEP 2023



about:blank

उ०प्र० भू-सम्पदा विनियामक प्राधिकरण,

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

संख्या: 1309233/यू०पी-रेरा/परि०पंजी०/2023-24

दिनांक: 13-09-2023

सेवा में,

मेसर्स Uppal Chadha Hi-Tech Developers Pvt. Ltd.

विषय:- उ०प्र० भू-सम्पदा विनियामक प्राधिकरण (उ०प्र० रेरा) में परियोजना UCHDPL-VERIDIA-6-OAKWOOD ENCLAVE जनपद Ghaziabad आवेदन आई०डी० नं० 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 आई०डी० नं० ID831935 पर पंजीकृत कर लिया गया है।

आपके द्वारा प्रस्तुत पंजीयन आवेदन पत्र का परीक्षण उ०प्र० रेरा के स्तर पर भू-सम्पदा (नियमन एवं विकास) अधिनियम 2016, उ०प्र० भू-सम्पदा (विनियमन एवं विकास) नियमावली 2016 के प्राविधानों तथा प्राधिकरण द्वारा समय-समय पर जारी एस०ओपी० एवं आदेशों के आधार पर किया गया है। आपके पंजीयन आवेदन पत्र में निम्नलिखित कमियाँ 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)

उ०प्र० भू-सम्पदा विनियामक प्राधिकरण