

# RAJ KUMAR ARORA

49 Kanjari Sarai Near MM Hospital, Moradabad

To:

Date: 29/12/2025

The Technical Advisor,

U.P. Real Estate Regulatory Authority,

Naveen Bhawan, RajayaNiyojanSansthan,

Kala Kankar House, Old Hyderabad, Lucknow,

Uttar Pradesh.

Sub: Registration of project Ardas homes, application ID. No. 1831555.

Sir,

We have applied for the registration of our subject project and received your letter No. 12748/U.P.RERA/TEC.CELL/2025-26 of date 13-12-2025, and letter No.1512254/U.P.RERA/PAR.PANJI./2025-25 dated 15/12/2025, in response to the same, we are most respectfully submitting our clarification and supporting documents for your perusal and kind consideration:

**Promoter details:**

1. For query No.1, it is submitted that the Promoter is a senior citizen and has no taxable income; accordingly, the audited balance sheet and ITR cannot be filed, and the exemption request has already been submitted at the time of filing the registration application

**Project Details:**

1. For query No.1, it is submitted that the complete address of the project has been updated on the portal.
2. For query No.2, it is submitted that the edit feature to update the net area in the total area section of the portal is disabled, and we are unable to make the necessary changes.
3. For query No.3, it is submitted that the project Title on the portal has been modified as the title on the Sanctioned Map.

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4. For query No.4, it is submitted that the approved Map with the owner's signature has been uploaded on the portal.
5. For query No.5, it is submitted that the clear copy of the revenue map as well as the superimposed sanctioned layout on the revenue map is resubmitted on the portal.
6. For query No. 6 and 7, it is submitted that due to a typographical error and oversight in including 4 number of commercial plots in the inventory, there was a mismatch of the number of plots in the inventory section and specifications however, it is clarified that the total plots in the project are 47, residential 43 in number, and shopping/commercial 4 in number. The necessary corrections in the inventory section on the portal, as well as project specifications has been made, and a duly signed copy of the specifications on letterhead is submitted herewith and is marked as Annexure-1.
7. For query No.8, it is submitted that under the development work section, the requisite informations have been submitted as desired.
8. For query No.9, it is submitted that the revised forms RA-1 and RA-7 have been uploaded on the portal.
9. For query No.10, it is submitted that all sale deeds as well as Khautauni were already uploaded on the portal for the entire project land, the khasra numbers mentioned in the sale deed are old khasra numbers whereas in sanctioned maps and other documents the khasra numbers are new allotted numbers and to clarify the same, Form CH 41 & 45 is uploaded in the land section of the portal.
10. For query No.11, it is submitted that the non-encumbrance certificate was already uploaded on the portal; however, the registration certificate of the advocate was missing. The non-encumbrance certificate, along with the registration certificate of the advocate, is resubmitted on the portal in the relevant section.
11. For query No. 12, it is submitted that the necessary and requisite changes have been made in the Proforma Allotment letter, Application form, and Conveyance deed, and the same have been uploaded on the portal.

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12. For query No.13, it is most respectfully submitted that the proforma Agreement for sale/Lease has been replaced as it was wrongly uploaded of other project by oversight. The Promoter respectfully submits that the Model Agreement prescribed under the RERA framework has been adopted in its entirety, and all mandatory, non-negotiable, and statutory protections for Allottees have been retained without the slightest dilution. Any divergence from the Model Agreement pertains solely to Project-specific factual disclosures, Commercial particulars unique to the development, and Operational provisions. These variations do not in any manner modify, limit, restrict, or subordinate the rights of Allottees under the Act, and are consistent with the jurisprudence recognising that Model Agreements permit contextual, non-prejudicial enhancements. The Agreement, read holistically, is fully compliant with the RERA Act, the UPRERA Rules, and the mandated Model Agreement, ensuring that the Allottee's statutory entitlements remain fully preserved.

13. For query No.14, it is submitted that the Electricity Supply Plan, Water Supply Plan, and Waste Disposal with requisite details have been uploaded on the portal.

We hope that the above documents/submissions are in accordance with the satisfaction of the Hon'ble Authority, and most humbly request you to kindly grant the registration to our project and oblige.

Thanking you,

Sincerely yours,



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## PROJECT SPECIFICATIONS

Development Works	Brief Description
Demarcation of Plots	The project consists of 47 plots, 43 residential and 4 commercial/ shopping.
Boundary Wall	Peripheral compound wall comprising foundation and masonry wall, including plastering and painting as per design
Road Work	The project consists of road network varying from 7.5m to 12m
Water supply including drinking water supply	We will provide water tanks with adequate distribution mechanism and connection through underground pipelines
Sewer system	Sewage system is planned which shall be connected with the Municipal Sewage System.
Drain	Sewer drain will be used and storm water from roads and other landscape area shall be connected to the sewer drainage channel and overflow shall connect with municipal drain line.
Parks	Green area will be provided with facilities and amenities for other activities. The green area will be spread across two parks.
Tree planting	We shall provide many type of trees with diverse fauna and various species all throughout the project.
Design for electric supply including street lighting	The electrical supply will be provided in accordance with the local electricity board.
Treatment and disposal system of sewage and sullage water	An adequate garbage collection area will be provided for the solid waste management as per norms.
Water conservation system	We shall strive to provide rain water harvesting system for water conservation and improve the ground water level.

**PROJECT SPECIFICATIONS – ARDAS HOMES, MORADABAD, UTTAR PRADESH**

*Raj Kumar*