By Email/ Post

To,

Date 19.10.2023

The Respected Technical Advisor,

Uttar Pradesh Real Estate Regulatory Authority,

at Naveen Bhavan, Rajya Niyojan Sansthan,

Kala Kankar House, Old Hyderabad, Lucknow, 226007.

Ref:Your letter dated 27.09.2023 bearing number 2709231/यू० पी०रेरा/परि०पंजी०/2023-24,regarding thenew Project registration as'Universal Hub-2' having applicationआई.डी.NumberID852416.

Sir,

Kindly take reference of your dated 26.09.2023 bearing number 2609234/यू० पी०रेरा/परि०पंजी०/ 2023-24, regarding the new Project registration as'Universal Hub-2' having applicationआई.डी.NumberID852416.

We are pleased to inform your good self that we have complied with your said directions. Our point wise submissions are as follows:

For registration of new project in UP RERA, it is necessary to clarify some facts. In relation to the said project, the promoter had applied for the map in 2015, on this application the Greater Industrial Development Authority approved the building plan in February 2018. The promoter started work on the project after completing all the necessary procedures, but after some time the work on the project got stopped due to GNIDA has cancelled the

allotment of allotted plot. Copy of the cancellation letter issued by GNIDA **as annexure -1(Colly).**

1. **In the promoter's details, the audited balance sheet for the preceding year and the ITRs for the preceding three years are not uploaded. Also, the website mentioned on the promoter's portal is not functional.**

   - We have uploaded the audited balance sheet of preceding year and ITR of last three years and a copy of the same is attached.**Copy of the Balance sheet and ITRsare annexed as annexure -2(Colly).**

   - Currently the website mentioned on the promoter's portal is functional. Whose URL address is as follows: -

     http://www.galacticcity.in/

2. **In the Basic details of the project, the project district and Tehsil are not marked.**

   - We had marked the district and tehsil of the project, due to some technical reasons it might not be getting reflected, we are marking it again.

3. **The uploaded map was approved on 15-02-2018 for 5 years. Hence the validity of the map expired on 14-02-2023. The validity of the map through the sanction letter was extended till 26-07-2023 which has also passed.**

   - We had submitted a request to the GNIDA through vide letter dated 16-07-2023, in which we had requested to grant additional time for our approved sanction plan treating the said time period(of project land, from cancellation to restoration) as

zero. On which the GNIDA issued a letter dated 04-09-2023 and provided additional time for the map of the project, whose additional time will be 1 year 4 months.**A copy of the valid sanctioned plan along with GNIDA Letter dated 04-09-2023are annexed as annexure – 3 (Colly).**

- That the Promoter affirms that the valid sanctioned plan approved by the GNIDA (Greater Noida Industrial Development Authority).To which the authority has provided additional time of 1 year and 4 months on the basis of force majeure through its letter dated 4/9/2023. In which does not include the time of Covid-19 pandemic.
- We would like to clarify here that the allotted land of the said project was cancelled by the GNIDA on 22-04-2022. Whose restoration was done on 26-07-2023. As we have also mentioned in the para 1.

4. The details of only one bank account are provided. Refer to the circular dated 24 December 2020 and provide the details of three bank accounts as per the directions given in the circular. Also, upload the standing instruction by the promoter to the bank instructing the bank to auto-transfer the amount received in the collection account in the ratio of 70:30, where the 70% amount is auto-transferred to the separate account and 30% is auto-transferred to the transaction bank account.

- We are submitting all the relevant Bank details as per the prescribed Form RA-1 of RERA, along with the affidavit.

	Collection Account	**Separate Account**	**Transaction Account**
Name of Account	GALACTIC CITY PRIVATE LIMITED COLLECTION ACCOUNT FOR UNIVERSAL HUB-2	GALACTIC CITY PRIVATE LIMITED SEPARATE BANK ACCOUNT FOR UNIVERSAL HUB-2	GALACTIC CITY PRIVATE LIMITED TRANSACTION ACCOUNT FOR UNIVERSAL HUB-2
Account Number	570605000003	570605000002	570605000001
Bank Name	ICICI BANK		
Branch Name	Samridhi Grand Avenue		
Bank Address	Shop No-9A 9B,PlotNo-GH05B,Tech ZoneIV, Greater Noida, Noida, Uttar Pradesh 201310		

IFSC Code	ICIC0004146

5. The development work brief description is neither explained in detail nor quantified.

Development work	Brief description
Demarcation of Plots	12,880 sqmt. builtup area to be developed.
Boundary Wall	NA.
Road Work	Yes, RCC Trimix Road or Bitumen Road with Kerb stone on sides. Stone paving in front of Towers.
Footpaths	Yes, Cement concretes tone and Grass pavers
Water Supply Including Drinking Water Facilities	YES, Greater NOIDA Authority water supply system collected in Under Ground Water reservoirs and Pumped to Terrace Tanks, filled with Hydro pneumatic
Sewer System	Yes, RCC/DWC hume pipe with manhole chambers and collection chamber and connections to intend STP as per GNIDA requirements.
Drain	Yes, RCC/DWC Drain water line will be use on project.
Parks	Yes, Beautiful landscape with civil work with masonry and stone, horticulture work and various types of plantation, shrubs and trees as required.
Tree Planting	Yes, Tree planting all along road in the project as per approved plan.
Design For Electric Supply Including Street Lighting	Yes, approved plan.
Community Buildings	N.A.
Treatment and Disposal System of Sewage and Sullage water	S.T.P. and through GNIDA sewerage system as applicable.
Solid Waste Management And Disposal System	Yes, Organic waste convertor, collection Bins and segregation Table as per master plan approved by Greater NOIDA.
Water Conservation System	Yes, Rain water harvesting pits drip irrigation with sprinklers as per master plan approved by Greater NOIDA Industrial Development Authority(GNIDA)
Energy Management System Including Use of Renewable Energy	Yes, Solar Energy Lights in common Areas and External Areas.
Fire Protection And Fire Safety System	Sprinklers System, Yard hydrant as per Approved plan.
Social Infrastructure And Other Public Amenities	Yes, Proper water supply and sanitary facilities on Stilt Floor of Every Tower.
Including Public Health Services	Yes, as per provision.
Emergency Evacuation	Yes, as per provision.

Services	
Other Miscellaneous Work	NA

6. **The project layout measures 80961 sq. meter and registration under the project the current application is applied for 12880 sq. meters. Demarcate the area on the layout for which the registration is applied under the current application and upload the same under the development.**

   - We have demarcated the area on the layout as per requirement and also uploaded the same.

7. **The uploaded lease deed is under the ownership of M/s Elegant Solutions Private Limited. Upload a registered agreement with the lease owner and add the lease owner as the promoter of the project.**

   - The lease deed by us has been uploaded uploading a registered agreement with the ownership and lease owner of M/s Elegant Solutions Private Limited and adding the lease owner as the promoter of the project. A copy of this is also being **annexure – 4 (Colly).** herewith.

8. **Documents viz., Detail of Encumbrances from an advocate with 10 or more years of experience in land-related matters, CA certificate, engineer certificate, architect certificate, and development work plan are not uploaded. Also, the uploaded Affidavit (form-B) has a" ae points that are not on the proforma of form-B.**

- All requisite certificates have been uploaded and a copy of the same are also attached.

    - **Encumbrances certificate as Annexure – 5.**
    - **CAcertificate as Annexure – 6.**
    - **Engineer certificate as Annexure – 7.**
    - **architect certificate as Annexure – 8.**
    - **Affidavit (form-B) as Annexure – 9.**

We now humbly submit that our compliance of your aforesaid letter dated 26.09.2023 is now completed. However, please advise us if any further action is required from us and we will be happy to comply with the same.

In the light of the above, we now humbly request your good self to kindly approve our application.

Yours Sincerely

For M/s Galactic City Private Limited

For Galactic City Pvt. Ltd.

(DIRECTOR)

Director

ग्रेटर नौएडा औद्योगिक विकास प्राधिकरण,

भूखण्ड संख्या:–01, सैक्टर–नॉलेज पार्क–4, ग्रेटर नौएडा सिटी
जिला–गौतमबुद्ध नगर, उ0प्र0–201308।

पत्रांक:–ग्रे.नो / आई0टी0 / 2023 / 1108 1042
दिनांक:– 04 / 09 / 2023 09 04 2023
09 04 2023 17:33:17 40:50

सेवा मे,

मैसर्स एलीगेण्ट आई0टी0सॉल्यूसन्स प्राइवेट लिमिटेड,
टी–9, ग्रीन पार्क एक्सटेशन,
नई दिल्ली–110016.

विषय:– **भूखण्ड संख्या:–06, सैक्टर–नॉलेज पार्क–5, ग्रेटर नौएडा के मानचित्र की वैधता अवधि के सम्बन्ध में।**

महोदय,

कृपया अपने पत्र दिनाक 16.07.2023 का सन्दर्भ ग्रहण करना चाहे, जिसके माध्यम से आपके द्वारा सन्दर्भित भूखण्ड के निरस्तीकरण आदेश की तिथि 22.04.2022 से भूखण्ड पुर्नबहाल की तिथि 26.07.2023 तक (लगभग 1 वर्ष 4 माह) का समय परियोजना मानचित्र की वैद्यता हेतु अनुमन्य करते हुए मा0 रेरा को मानचित्र की वैद्यता से अवगत कराये जाने का अनुरोध किया गया है।

अवगत कराना है कि आपके प्रत्यावेदन पर सम्यक विचारोंपरान्त आपको प्रश्नगत भूखण्ड के निरस्तीकरण आदेश की तिथि 22.04.2022 से भूखण्ड पुर्नबहाल की तिथि 26.07.2023 तक (लगभग 1 वर्ष 4 माह) का समय परियोजना मानचित्र की वैद्यता हेतु अनुमन्य किया जाता है। यह पत्र आपको इस आशय से निर्गत किया जा रहा है कि कृपया भूखण्ड के सापेक्ष प्राधिकरण के देयकों को अतिशीघ्र जमा कराते हुए परियोजना को निर्धारित समयावधि के भीतर पूर्ण कर परियोजना का कार्यपूर्ति प्रमाण पत्र प्राप्त करना सुनिश्चित करें।

भवदीय,

Signed by
Navin Kumar Singh
OSD
04/09/23 17:04:28

(एन.के.सिहं)
विशेष कार्याधिकारी(आई0टी0)

प्रतिलिपि:–

1. सचिव, मा0 रेरा प्राधिकरण, सेक्टर–गामा–2, ग्रेटर नौएडा को सूचनार्थ प्रेषित।
2. महाप्रबन्धक (नियोजन / वास्तुकला), ग्रेटर नौएडा प्राधिकरण को आवश्यक कार्यवाही हेतु प्रेषित।

विशेष कार्याधिकारी(आई0टी0)

INDIA NON JUDICIAL

Government of Uttar Pradesh

IN-UP08987601485928V

e-Stamp

DALCHAND STAMP VENDOR
ACC No: UP14087504
Licence No.- 499
Civil Court, Ghaziabad
M: 9936627361, 9934815303

Certificate No.	:	IN-UP08987601485928V
Certificate Issued Date	:	09-Sep-2023 11:56 AM
Account Reference	:	NEWIMPACC (SV)/ up14087504/ GHAZIABAD SADAR/ UP-GZB
Unique Doc. Reference	:	SUBIN-UPUP1408750413575387182924V
Purchased by	:	GALACTIC CITY PVT LTD
Description of Document	:	Article 4 Affidavit
Property Description	:	Not Applicable
Consideration Price (Rs.)	:	
First Party	:	GALACTIC CITY PVT LTD
Second Party	:	Not Applicable
Stamp Duty Paid By	:	GALACTIC CITY PVT LTD
Stamp Duty Amount(Rs.)	:	10 (Ten only)

NOTARY Om Prakash Singh Notary Advocate Regd. No. 1680 Date of EXP 07-5-2025 GOV. OF INDIA

NOTARIAL

Please write or type below this line

IN-UP08987601485928V

FORM 'B'
[See rule3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr Akshit Poddar, duly authorized by the promoter of the proposed project, vide its authorization dated 14.07.2023

NOTARY Om Prakash Singh Notary Advocate Regd. No. 1680 Date of EXP 07-5-2025 GOV. OF INDIA

11 OCT 2023

For Galactic City Pvt. Ltd.

Authorised Signatory

Statutory Alert:
1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of 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

I, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That promoter has a legal title to the land on which the development of the project is proposed.

2. That the said land is free from all encumbrances.

3. That the time period within which the project shall be completed by me/promoter is 30 Nov 2024.

4. That seventy per cent of the amounts realised by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn inproportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, anarchitect and a chartered accountant in practice that the withdrawal is in proportion to the percentageof completion of the project.

7. That promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certifiedand signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been incompliance with the proportion to the percentage of completion of the project.

8. That promoter shall take all the pending approvals on time, from the competent authorities.

NOTARY
Om Prakash Singh
Notary Advocate
Regd. No. 1680
Date of EXP
07-5-2025
GOVT. OF INDIA

11 OCT 2023

For Galactic City Pvt. Ltd.

Authorised Signatory

9. That promoter has furnished such other documents as have been prescribed by the rules andregulations made under the Act.

10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Galactic City Pvt. Ltd.

Authorised Signatory

Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at on this day of.

For Galactic City Pvt. Ltd.

Deponent

Authorised Signatory

NOTARY
Om Prakash Singh
Notary Advocate
Regd. No. 1680
Date of EXP
07-5-2025
GOVT. OF INDIA

ATTESTED

Om Prakash Singh
Advocate Reg. No. 1680

11 OCT 2023

UNIVERSAL HUB-2