



INFRASTRUCTURES

To,

Technical Advisor,

U.P. real Estate Regularity Authority,

Naveen Bhavan, Rajya Niyojan Sansthan, Kalakankar House,

Old Hyderabad, Lucknow – 226007.

Reff: 2501227/U.P-RERA/Project Registration/2021-22, dated 25/01/2022

Sub: Reply for observation raised against project under registration "Spring Grand" with registration ID no. "ID369122"

Dear Sir,

Please refer to your letter no. 2501227/U.P-RERA/Project Registration/2021-22, dated 25/01/2022, we would like to our point wise reply as below:

1. We would like to inform that company registration no. is not applicable in our case because constitution of the applicant is a partnership firm. GST registration no. of the firm is 09ACJFS1880M1ZG and GST registration certificate also attached herewith for your kind perusal.
2. As mentioned in objection letter that one project already registered with the registration ID: UPRERAPRJ17975 but we would like to inform that this project does not relate to us. We are not the promoter of this project. Details of said project downloaded from RERA portal attached with this reply for your kind perusal.
3. Balance sheet of F.Y. 2020-21 already uploaded at the time of registration. It is worthwhile to mention that since no sale or services provided during the F.Y. 2020-21 and hence audit is not applicable to our firm under any act. So audited balance sheet is not required in our case.
4. Encumbrance detail cum land title search report from an advocate having 10 years experience in land related matters already uploaded at the time of registration under "document upload" TAB.
5. Description of development works attached herewith for your kind perusal and also uploaded on RERA portal at requisite places.

Proforma of Application Form already uploaded at the time of registration under "document upload" TAB.

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6. We would like to inform that no booking or sales has been done for the proposed project till date. And also confirm that no other project is registered in RERA on the lands bearing same Khasra Numbers as proposed for the project. Affidavits regarding this already uploaded on RERA portal at the time of registration under "document upload" TAB.
7. Application for change in name of the bank accounts submitted to the bank. A certificate regarding this also received from bank which is attached with this reply for your kind perusal.
8. Our project end date will be 31-12-2024, affidavit (form-B) re-uploaded after mentioning this date on the affidavit (Form-B).

Thanking You

For M/s. Spring Infrastructures

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Jay Ram Jalan

(Authorised Signatory)

Date: 29.01.2022




(Amended)

Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Registration Number :09ACJFS1880M1ZG

1.	Legal Name	SPRING INFRASTRUCTURES			
2.	Trade Name, if any	M/s SPRING INFRASTRUCTURES			
3.	Constitution of Business	Partnership			
4.	Address of Principal Place of Business	CP-138, VIRAJ KHAND, GOMTI NAGAR, Lucknow, Uttar Pradesh, 226010			
5.	Date of Liability	01/07/2017			
6.	Date of Validity	From	01/07/2017	To	Not Applicable
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Uttar Pradesh Goods and Services Tax Act, 2017			
Signature					
Name		ASHISH SHUKLA			
Designation		Assistant Commissioner			
Jurisdictional Office		Lucknow Sector-20			
9. Date of issue of Certificate		29/02/2020			
Note: The registration certificate is required to be prominently displayed at all places of Business/Office(s) in the State.					

This is a system generated digitally signed Registration Certificate issued based on the approval of application granted on 29/02/2020 by the jurisdictional authority.



Details of Additional Place of Business(s)

GSTIN	09ACJFS1880M1ZG
Legal Name	SPRING INFRASTRUCTURES
Trade Name, if any	M/s SPRING INFRASTRUCTURES







Total Number of Additional Places of Business(s) in the State 0



सत्यमेव जयते

GSTIN 09ACJFS1880M1ZG
Legal Name SPRING INFRASTRUCTURES
Trade Name, if any M/s SPRING INFRASTRUCTURES

Details of Managing / Authorized Partners

1		Name	JAY RAM JALAN
		Designation/Status	PARTNER
		Resident of State	Uttar Pradesh
2		Name	ASHUTOSH KHARE
		Designation/Status	PARTNER
		Resident of State	Uttar Pradesh
3		Name	NEELESB BANSAL
		Designation/Status	PARTNER
		Resident of State	Uttar Pradesh
4		Name	RAVI BANSAL
		Designation/Status	PARTNER
		Resident of State	Uttar Pradesh
5		Name	SHIVAM MISHRA
		Designation/Status	PARTNER
		Resident of State	Uttar Pradesh
6		Name	SAURISH MISRA
		Designation/Status	PARTNER
		Resident of State	Uttar Pradesh



भू-सम्पदा विनियामक प्राधिकरण, उत्तर प्रदेश
नवीन भवन, राज्य नियोजन संस्थान,
कालाकांकर हाउस, पुराना हैदराबाद, लखनऊ - 226007

PROJECT SUMMARY

District	Lucknow
Project Name	Sapphire Royale
Project Id	UPRERAPRJ17975
Promoter Name	Sapphire Infraventures Pvt. Ltd.
Email Id	sapphiredeveloperslko@gmail.com
Contact Number	8009002222
Promoter's Website	http://up-rera.in/project
New / Ongoing	New
Project Category	Residential
Start Date	03-11-2018
End date	16-11-2023
Area (In SQMT)	85278
Latitudes/Longitudes 1	26.768444 / 81.080444
Latitudes/Longitudes 2	26°46_20.7_N / 81_04_48.7_E
Bank Name	Indian Bank
Bank Account	6691644456
Land Details	Yes
Architect Details	Yes
Structural Engineer Details	Yes
Contractor Details	Yes
Project Coordinator Contact Number	Yes

Plan Details	Yes
Development Work Details	Yes
Apartment/Plot/Villa Details	Yes

DOCUMENT DETAILS

SNo.	Document Name	Upload Type	Download
1	Details of Encumbrances	NA	
2	Other Plan(If Any)	NA	
3	Proforma of Application Form	NA	
4	Proforma of Allotment Letter	NA	
5	Proforma of Conveyance Deed	NA	
6	Proforma of Completion Certificate(Occupancy)	NA	
7	Electricity Supply Plan	New	Download
8	Water Supply Plan	New	Download
9	Development Work Plan	New	Download
10	Waste Disposal Plan	New	Download
11	Commencement Certificate	New	Download
12	ENGINEERS CERTIFICATE	New	Download
13	ARCHITECT CERTIFICATE	New	Download
14	CA CERTIFICATE	New	Download
15	Affidavit	New	Download



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Development Works (Brief Description)

Development Work Name	Brief Descriptions
Demarcation of Plots	<p>Plot demarcation is one of the earliest activities it defines property boundaries, parcel shapes, and plot locations. That the owner of the property is interested to know concerns the boundaries of his/her Plot/property.</p> <p>In our Project all plots are well demarcated as per approved plan and easy for physical handing over the plots.</p>
Boundary Wall	<p>A boundary wall is "any wall constructed on, above, or over the physical border between two properties so that it stands on or occupies space on both properties at least partially." The boundary wall offers the property and its occupants a sense of protection and security.</p> <p>Below is specification of our project boundary wall: - Height of the boundary wall is 2100 MM Width of the boundary wall is 230 MM</p>
Road Work	<p>Project has 9 mtrs & 7.5 mtrs internal road, the approach to the plot in throughout of site is well managed for Vehicle/Pedestrian Movement has been designed to minimize conflicts between vehicles and pedestrians. Maximum utilization of the site has been planned. Every plot is provided with approach from vehicular road. Pedestrian pathways which are traffic free connect the plots with the road as well as make the movement uninterrupted. A well-planned road network is proposed within the project premises.</p> <p>In our project we provide metal road with bituminous cover/ high strength concrete pavers/tiles will be used as per designed by architect for internal road. Maximum uses of grass paver on the road to reduce the heat island effect.</p> <p>In our Project has 1 entry gate from 45 mtrs wide front road and 1 no. of exit gate from 12 mtrs wide (including nala).</p>
Footpaths	<p>Comfort, continuity, and safety are the governing criteria for the design and construction of pedestrian facilities. A footpath is a type of route designed just for pedestrians and not for other types of traffic such as cars or bicycles. We will provide footpath as per design and the requirement.</p>
Water Supply Including Drinking Water Facilities	<p>Safe drinking water, sanitation, and hygiene are fundamental to improving standards of living for people. In our project ground water will be used. End user shall use their individual RO system as per their requirement. All plot owners will mandatory, have ball cock in their water tank to stop overflow and avoid wastage of water.</p>
Sewer System	<p>The sewerage system is an essential part of every human settlement. Since combined sewerage system invariably suffers from the main disadvantage of sluggish flow during most period of the year leading to deposition of sewage solids creating foul &</p>

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	<p>offensive conditions, hence sewerage and drainage systems shall be proposed separately. Since, it is both difficult and un-economical to augment the capacity of the sewerage system later, the proposed sewers shall be designed for maximum expected discharge to cater the requirement of the ultimate development of the said project. Sewage Treatment Plant shall be proposed for the treatment of sewage that would generate in the Normal housing.</p> <p>Sewage treatment plants process and treat wastewater/sewage, breaking it down into a cleaner 'effluent' that can be returned back to nature in a safer, eco-friendly form. They help restore groundwater balance, curb diseases and stop degradation and pollution of the environment.</p> <p>Centralized sewerage system shall be provided to reduce the freshwater demand of the project, waste water from the Normal Housing Units will be treated in a STP and recycled for landscaping.</p>
Drain	<p>A detailed storm water drainage system and water harvesting procedures are proposed to recharge groundwater</p> <p>The prime activities for providing Drainage System comprise of:</p> <ul style="list-style-type: none"> • Internal Drainage System • Ultimate Disposal Norms Adopted • In order to determine total run off, Rational formula shall be used. • Underground water recharge pits with perforated filter media shall be used for Rain Water harvesting. • Coefficient of Runoff shall be adopted as per Manual on Rain harvesting and Conservation.
Parks	<p>There is four lush green parks green space and open space in the form of park and garden for every age group as per architect plan. There are several instances where the green cover has been reported to reduce the ambient temperatures.</p>
Tree Planting	<p>There will be various types of plants as per architect plan. Evergreen plants are proposed to be planted inside the site. Parks shall also be developed by the project prominent. Variety of plants shall be provided for the project for along with the roads /walkway and also in green area.</p>
Design For Electric Supply Including Street Lighting	<p>We have designed the system as per local electricity board along with transformer, HT Panel, LT Panel, Feeder pillar and DG back for common service like external lighting, STP, Pump room etc.</p>
Community Buildings	NA
Treatment and Disposal System of Sewage and Sullage water	<p>Sewage treatment plant (STP) will be provided as per architect plan. An sewage network shall collect the sewage and flow by gravity to the proposed sewage treatment plant. Sludge generated from STP shall be rich in organic content</p>

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	and act as excellent fertilizer.
Solid Waste Management And Disposal System	There is proper garbage collection area as per architect plan for solid waste management. Project will adopt a systematic approach for solid waste collection and disposal. The solid waste shall be first segregated as plastic, glass, paper and other waste separately.
Water Conservation System	A well designed rain water harvesting system as per architect plan shall be provided for park to conserve water. The project is also committed towards conservation of water, this includes use of treated water, rainwater harvesting, provision of low water flow fixtures and raising awareness on means of water conservation.
Energy Management System Including Use of Renewable Energy	NA
Fire Protection And Fire Safety System	NA
Social Infrastructure And Other Public Amenities Including Public Health Services	NA
Emergency Evacuation Services	NA
Other Miscellaneous Work	NA

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To,
Branch Head,
HDFC Bank,
Vibhuti Khand,
Gomti Nagar, Lucknow

Sub: Collection Account Cheque clearance as per guidelines of the UP-RERA

Dear Sir/Madam,

We have three accounts with your Vibhuti Khand, Gomti Nagar, Lucknow Branch and name of these accounts are given below:

Sr. No.	Account No.	Existing Name
1.	50200064778768	Spring Infrastructures-MCA Act
2.	50200064743852	Spring Infrastructures-RERA Act
3.	50200062176753	Spring Infrastructures

As per guidelines of the UP-RERA Accounts name should be as per below:

Sr. No.	Account No.	Name as per RERA Guideline
1.	50200064778768	Spring Infrastructures - Collection Account for Spring Grand
2.	50200064743852	Spring Infrastructures - Separate Bank Account for Spring Grand
3.	50200062176753	Spring Infrastructures - RERA Transaction Account for Spring Grand

We hereby request you, either change name of the all three accounts as per UP RERA guidelines or assured in writing on bank letter head to accept/ clear all cheques in favor of existing name or name as per RERA guideline.

Thanking You
For Spring Infrastructures

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Partner
Date: 27/01/2022
Place: Lucknow

