

ARCHA INFRASTRUCTURE AND DEVELOPERS PRIVATE LIMITED

Ref.:

Date:

To,
Technical Advisor,
U.P. RERA, Lucknow – 226007

Date: 22-03-2025

Sub: Response to Objection Raised as per Letter No. 1203256/U.P. RERA/Proj. Reg./2024-25, dated 12-03-2025

Dear Sir,

With reference to the aforementioned letter, we would like to submit our response as follows:

1. Point No. 1 of the Letter:

- i. The Phone numbers of Mr. Sumit Singh and Mr. Sushil Kumar Singh have been provided under the respective promoters' details.
- ii. Copies of CIN and TAN for Mr. Sumit Singh and Mr. Sushil Kumar Singh: Since they are individuals, CIN is not applicable. Their TAN copies are attached with the reply letter. Additionally, the TAN copy of M/s. Archa Infrastructure And Developers Private Limited is also attached with the Certificate of Incorporation (COI).
- iii. The Aadhaar card of Mr. Nirbhay Pratap Singh has been re-uploaded and is now accessible.
- iv. The ITR for M/s. Archa Infrastructure And Developers Private Limited for A.Y. 2022-23 is not applicable since the company was incorporated on 13-10-2022. The first ITR is due for A.Y. 2023-24, making the ITR for A.Y. 2022-23 irrelevant.

2. Point No. 2 of the Letter:

- i. The project is located at Village Rajapur & Mathura Chaubey, Gonda.
- ii. As per the layout, the total project area is 72,610 sqm. However, in the first phase, we will be developing only 45,915 sqm, which has been applied for in the project registration. The highlighted section of the first phase has now been uploaded along with the original layout for your reference.
- iii. The geo-coordinates for points 2, 3, and 4 have now been provided.




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3. Point No. 3 of the Letter:

- i. The project name is not mentioned in the Layout and Sanction Letter because, at the time of approval of the Layout and MAP, the promoters and co-promoters had not yet decided on the project name.
- ii. We would like to inform you that the stamp of the Appropriate Officer has been affixed on the Layout and Permit Letter.
- iii. The demarcated layout for the first phase of development has been attached along with the original layout for your reference.
- iv. We would like to inform you, Sir, that the details of the developments planned for the First Phase are as follows:

Type	Number
Plots of A Block	68 Plots
Plots of B Block	40 Plots
Plots of CP Block	9 Plots
Garbage Collection-1 & 2	
Green-1 to 8 & Green-14	
Green Belt	
Informal Kiosk -1 & 2	
Road Widening	
Internal Roads of Ph-1	

4. Point No. 4 of the Letter:

The CA certificate is attached solely for registration purposes, and the estimated project cost is mentioned (on the basis of Architect Certificate) in the attached certificate. The actual cost incurred will be provided in the CA certificate at the time of fund withdrawals from the designated account.

5. Point No. 5 of the Letter:

- i. The architect's address has now been mentioned in the designated section.
- ii. The letter from the bank regarding standing instructions to the branch for fund transfers has now been attached under the Project Bank Account details.



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- iii. The Land Search Report has now been attached along with the Non-Encumbrance Certificate and placed in the designated section.
- iv. The Land Title Search Report from the office of the Sub-Registrar for all the Khasras pertaining to the First Phase Development has now been uploaded. For reference, we would like to inform you that the following Khasras belong to the First Phase of Development:
 - Village Rajapur: Gata No. 236, 250, 251, 252, 253, 260, 261
 - Village Mathura Chaubey: Gata No. 53 to 66 and Gata No. 68 to 70

6. Point No. 6 of the Letter:

- i. The land documents mentioned in the objection letter, which were previously inaccessible, have been re-uploaded for your reference and are now accessible. Additionally, the pages of the deed that were not properly stacked have been rearranged and re-uploaded.
- ii. In Deed No. 10353, certain Khasra numbers and areas were struck off due to typing errors made during the registration process, and corrections were made simultaneously. A detailed note has been provided on pages 31, 33, and 35 of the attached PDF to clarify these modifications.
- iii. The previously blurry sale deeds have now been re-uploaded in a clear copy.
- iv. We wish to inform that all the Khatauni Extracts are latest and got from registrar office in the month of January 2025.
- v. The Consortium Agreement, registered with the Registrar's office along with other landowners, is attached for your reference. The same landowners are also co-promoters of this project.

If you require any additional information or documents Sir, please let us know, and we will provide them at the earliest.

Thanking You

For M/s. Archa Infrastructure And Developers Private Limited
(Promoter of the Project Gonard City)



Nirbhay Pratap Singh (Authorised Signatory)

आयकर विभाग INCOME TAX DEPARTMENT



सत्यमेव जयते

भारत सरकार GOVT. OF INDIA

Nov 02, 2023



Ref.No.:758214700002861171/TAN/NEW

TO,
SUMIT SINGH
01
HOTEL GONARD
VISHNUPURI
GONDA
GONDA-271001
UTTAR PRADESH
TEL. NO.:91-9984229900

Sir/Madam,
Sub : Allotment of Tax Deduction Account Number (TAN)
as per the Income Tax Act, 1961.

Kindly refer to your application (Form 49B) dated Oct 12, 2023 for the allotment of Tax Deduction Account Number. In this connection, the following TAN has been issued to you/your organisation:

LKNS25745G

Please quote the same in all TDS challans, TDS Certificates, TDS returns, Tax Collection at Source (TCS) returns as well as other documents pertaining to such transactions.

Quoting of TAN on all TDS returns and challans for payment of TDS is necessary to ensure credit of TDS paid by you and faster processing of TDS returns.

The above TAN should also be used as Tax Collections at Source Account Number under section 206CA.

Kindly note that it is mandatory to quote TAN while furnishing TDS returns, including e-TDS returns. e-TDS returns will not be accepted if TAN is not quoted.

This supersedes all the Tax Deduction / Collection Account Number, allotted to you earlier.

Income Tax Department

This is a computer-generated letter. Hence, signature is not required.

Caution : Income Tax Department does not send e-mails regarding refunds and does not seek any taxpayer information like user name, password, details of ATM, bank accounts, credit cards, etc. Taxpayers are advised not to part with such information on the basis of emails.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



Mar 30, 2021

Ref.No.: 88303915270056/TAN/NEW

TO,
SUSHIL KUMAR SINGH
00
SAKIPUR
NAWABGANJ
GONDA-271309
UTTAR PRADESH
TEL. NO.:9984429000

Sir/Madam,

Sub : Allotment of Tax Deduction Account Number (TAN) as per Income Tax Act,1961

Kindly refer to your application (Form 49B) dated Mar 25, 2021 for the allotment of Tax Deduction Account Number.

In this connection, the following TAN has been issued to you/your organisation:

LKNS20462B

Please quote the same in all TDS challans, TDS Certificates, TDS returns, Tax Collection at Source (TCS) returns as well as other documents pertaining to such transactions.

Quoting of TAN on all TDS returns and challans for payment of TDS is necessary to ensure credit of TDS paid by you and faster processing of TDS returns.

The above TAN should also be used as Tax Collections at Source Account Number under section 206CA.

Kindly note that it is mandatory to quote TAN while furnishing TDS returns, including e-TDS returns. e-TDS returns will not be accepted if TAN is not quoted.

This supersedes all the Tax Deduction / Collection Account Number, allotted to you earlier.

Income Tax Department

Signature Not Verified

Digitally signed by NSDL e-Governance Infrastructure Ltd. Date: 2021.03.30 09:06:10 GMT+05:30 Reason: NSDL eTAN Sign Location: Mumbai

Caution : Income Tax Department does not send e-mails regarding refunds and does not seek any taxpayer information like username, password, details of ATM, bank accounts, credit cards, etc. Taxpayers are advised not to part with such information on the basis of emails.