

# LAND KART BUILDERS PRIVATE LIMITED

(A Subsidiary of Tata Value Homes Limited and Lotus Greens Constructions Private limited)

01<sup>st</sup> October, 2021

To  
**Shri V B Singh Ji**  
**Technical Advisor**  
**Real Estate Regulatory Authority**  
Rajya Niyojan Sansthan , Naveen Bhavan  
Kalakankar House Old Hyderabad  
Lucknow – 226007

**Sub: Project Eureka Park – Phase 2 – ID294802**

**Ref: Your Letter No. 2409211/U.P-RERA/PRO.REGN./2021-22 Dated 24<sup>th</sup>September 2021.**

Dear Sir,

We are in receipt of your **Letter No. 2409211/U.P-RERA/PRO.REGN./2021-22 Dated 24<sup>th</sup>September 2021** in respect of our project **Eureka Park - Phase2.**

We are submitting our point-wise reply in response to your letter above mentioned as follows:

1. Copies of Last 3 ITRs have been uploaded on portal.
2. The Map Sanction letter is valid till 24/10/2021. The Company has applied for the renewal/revalidation and paid the fees for renewal of the plans vide application and challan dated 30<sup>th</sup> September 2021, copy of the which has been uploaded on the Portal.
3. Contractor details - as we have not outsourced the contract, hence, mentioned as "In-house". Individual Structural Engineer name is mentioned instead of company name.
4. Details of first project (Eureka Park phase 1 already launched) has been uploaded on the portal.
5. Corporate office of Tata is in Mumbai and accordingly accounts were opened in Mumbai. However, we have requested the bank to transfer the accounts to Gautam Budh Nagar and the bank has confirmed vide email dated 01<sup>st</sup> October 2021 that the same is in process and shall be done in seven days. Email from the bank has been uploaded on the portal.
6. Total number of units in project is 688 and same has been updated in CA, architect and engineer certificates.
7. Better versions of maps of Water, Electricity, waste disposal and development plans have been uploaded on the portal.

FOR LANDKART BUILDERS PRIVATE LIMITED  
  
Authorized Signatory

**CIN NO : U70200UP2016PTC082780**

**Registered Office :** Eureka Park, Plot No: SC 02/A-1, Sector 150, Noida, Gautam Buddha Nagar, Uttar Pradesh – 201310

**Communication Address :** Project Office - Eureka Park, SC 02/A-1, Sector 150, Noida, Gautam Buddha Nagar,  
Uttar Pradesh – 201310, E-Mail : [tatacare@tatahousing.com](mailto:tatacare@tatahousing.com), Website : [www.theeurekapark.com](http://www.theeurekapark.com)

8. The land is mortgaged to Aditya Birla finance for project loan and it has been mentioned on the portal. Title search Report from advocate having at least 10 years of experience in land related matter along with certificate for mortgage details has been uploaded.

We request for your approval for registration of our project.

For **Land Kart Builders Pvt. Ltd.**



Authorized Signatory

**Authorized Signatory**

WELCOME: KULMEET

MENU 

## EDIT

Applicant Personal Details			GET GIS INFO
Application No	2021/09/28/5525	Owner Name/Unit Name	LANDKART BUILDERS PVT LTD
Name			
Father Name		Owner Mobile Number	9650989219
Owner Email ID	gyan.1848@gmail.com	Owner Address	M/s LANDKART BUILDERS PVT LTD, PROPOSED SPORTS CITY AT LAND PARCEL SC-02/A1, SECTOR-150, NOIDA- 2013

Site Details			
Plot No. / House No.	SC02A1	Proposed Site's Address	M/s LANDKART BUILDERS PVT LTD, PROPOSED SPORTS CITY AT LAND PARCEL SC-02/A1, SECTOR-150, NOIDA- 201310,GAUTAM BUDH NAGAR,201310
Block Details	PROPOSED SPORTS CITY AT LAND PARCEL SC-02/A1	Sector No	150
Abutting Road Width(m)	30	ULB Name	Noida
Corner Plot	No		
District	Gautam Budh Nagar	Building Category	Group Housing
Height of Proposed Building(m)	87.60	Zone	z4
Property UID		Unique ID of Architects	KULMEET SHANGARI/CA/9721741
Date of Transfer Deed		Date of Lease Deed	

[illegible]

Documents Upload for the information send by Applications for Construction and Verify	Download Document
	Download Document Download Document Download Document
Form for first application to erect, re-erect, demolish or to make	No

Building Specifications			
The Purpose for which the building is work to be used	Residence	Details of Coverage on respective floors on Proposed Applications/Construction	
Approximate to number of inhabitants/workers proposed to accommodate		The number of Water Closet, Urinals, Kitchens, Bathroom to be provided	
The Source of water to be used in the construction		The material to be used in construction walls	Brick with cement mortar
The material to be used in construction columns	Brick/RCC	The material to be used in construction foundations	Brick/RCC foundation
The material to be used in construction Roofs	Only RCC	The material to be used in construction Floors	PCC Flooring
Plot Area(m)	83970	Total Proposed Area(m)	308970
Proposed Ground Coverage(m)	10680	Proposed FAR	205564
Permissible Ground Coverage(m)	10680.00	Permissible FAR	205564.00

Fees			
Plan Processing Fees	0.00	Malba Fees	0.00
Total Fees	-546876.90		

**Subject:** FW: Account Shifting to Gautambudh Nagar

**From:** Anindya Chandra /SYSTEMS/IBANK/BKC [<mailto:anindya.chandra@icicibank.com>]

**Sent:** Friday, October 1, 2021 12:36 PM

**To:** Hitesh Bhandari <[hiteshbhandari@tatarealty.in](mailto:hiteshbhandari@tatarealty.in)>; Pawan Kumar <[pawankumar@tatarealty.in](mailto:pawankumar@tatarealty.in)>

**Cc:** Rajat Tayal <[rajattayal@tatarealty.in](mailto:rajattayal@tatarealty.in)>; Rahul Prakash Desai <[rahuldesai@tatarealty.in](mailto:rahuldesai@tatarealty.in)>; Manu Gupta <[manugupta@tatarealty.in](mailto:manugupta@tatarealty.in)>; Lokesh Sanap /TxB./IBANK/ANDH <[lokesh.shashikant@icicibank.com](mailto:lokesh.shashikant@icicibank.com)>; Nikhil Kamat /TxB./IBANK/MUMBAI <[nikhil.kamat@icicibank.com](mailto:nikhil.kamat@icicibank.com)>

**Subject:** RE: Account Shifting to Gautambudh Nagar

**“External email. Open with Caution”**

Dear Hitesh Sir,

We are in receipt of the request for transfer of Bank accounts opened for Eureka Park Phase II, Noida. The same is in processing and will get processed within seven working days.

After the change, bank account details shall be as follows:

Bank Account no.

039305013547	Landkart Builders Pvt Ltd Coll A/c Eureka Park Ph 2
039305013549	Landkart Builders Pvt Ltd Separate A/C Eureka Park Ph 2
039305013548	Landkart Builders Pvt Ltd Rera A/c Eureka Park Ph 2

IFSC: ICIC0000254 – Gautam Buddha Nagar Branch

Regards

Anindya Chandra  
Accounts Manager | Business Development  
ICICI Bank Limited | Mumbai  
Mobile +91 9582601140