



Date: 07th, September, 2020

To,

Technical Advisor,
Uttar Pradesh Real Estate Regulatory Authority (UP RERA),
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad, Lucknow,
Uttar Pradesh 226007.

Subject: Regarding Registration of 'Ananta' with UP RERA Authority having Application ID No. ID122390.

Reference: Letter dated 29.08.2020 bearing No.2908201/U.P. RERA/PARI. PANJI./2019-20

Respected Sir,

This is in reference to your letter dated 29.08.2020 referred to above addressed to Halwasiya Developments Private Limited (HDPL).

The Authority had vide the said letter conveyed to HDPL regarding certain deficiencies in the application filed by HDPL on the web-portal of the Authority for registration of 'Ananta' with UP RERA as a separate project. Please find below our Para wise reply to the issues raised by the Authority in the said letter dated 29.08.2020.

- Para 1: All images and audited balance sheets were excessively compressed in size as per RERA portal requirement. As directed the documents with increased size have been uploaded again on the Web-portal of the Authority.
- Para 2: 'Ananta' forms part of a larger commercial and group housing complex 'Rohtas Plumeria Homes' for which M/s Andes Town Planners Private Limited had obtained RERA Registration vide UPRERAPRM10698.
- Para 3: 'Ananta' is an ongoing project. However, due to Covid-19 lockdown most of the offices were closed in the month of April, May and June 2020, and the offices that opened in the month of July 2020 were working in limited capacity, therefore the sanctioned plans could not be renewed. We have applied for renewal / revision of the said sanctioned plans and will provide a copy of the same as soon as the revised / renewed plans are sanctioned by the LDA. Since LDA office access is still restricted for the general public, the follow-up is getting delayed. The sanctioned maps for the project can be extended for a further period of 3 (three) years as per LDA byelaws. In any case due to the lockdown the validity of all plans and RERA project were increased by 6 (six) months by the authorities.

HALWASIYA DEVELOPMENTS (P) LIMITED

CIN: U45201UP1997PTC021516

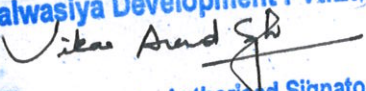
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- Para 4: The location of tower 'Ananta' is marked as proposed new block (G+14) in the sanctioned plan. There is no 15th floor in the building, the tower is approved as G+14 and all details are filled up accordingly. For validity of map, already clarified in Para No. 4. We have again uploaded the plan depicting the location of Ananta Residencies on the Web-portal of the Authority.
- Para 5: M/s U.P Township Private Limited (UPTPL) was the original developer of the Rohtas Plumeria Homes Project. UPTPL transferred the said Project to its subsidiary company M/s Andes Town Planners Private Limited i.e. ATPPL by executing a Transfer Deed together with constructions thereon. As ATPPL was unable to proceed with the construction of Ananta, ATPPL approached HDPL and entered into a development management agreement for development of the said Ananta and has given requisite rights to HDPL for the same. All relevant documents have been uploaded in the land documents section on the Web-portal of the Authority.
- Para 6: Relevant details of development activities have been updated on the Web-portal of the Authority. In case something is missing, please clarify in detail as to which development works are not described.
- Para 7: As requested we are uploading the land documents again on the Web-portal of the Authority.
- Para 8: Affidavit regarding details of encumbrances, Performa of conveyance deed, notarized Affidavit, revised Engineer Certificate, Architect Certificate, CA Certificate and other requisite documents have been uploaded. 'Ananta Residencies' is a part of larger project Rohtas Plumeria Homes, therefore the land area on which Ananta Residencies (proposed to be registered as a separate project) is being developed is less than the total area for Rohtas Plumeria Homes. Revised CA Certificate has been uploaded for rectifying the discrepancy in area of the project. As per existing sanctioned plans Ground is commercial and 1st to 14th floor are residential, so we have revised the Project Category to mixed use rather than residential.

It is humbly requested to the Hon'ble Authority to kindly consider our submissions and pass appropriate directions for the registration of Ananta as a separate project.

Thanking You,

Yours faithfully,

Halwasiya Development Pvt.Ltd

Authorised Signatory

For and on behalf of Halwasiya Developments Private Limited
Authorised Signatory