

## **AGARWAL ASSOCIATES (PROMOTERS) LIMITED**

Regd. Office : 10, New Rajdhani Enclave, Vikas Marg, Delhi - 110092

CIN : U51909DL1986PLC023729

Phones : 011-43432222, 43432210

Email : aapl.rera@gmail.com

Date: 25.09.2023

To,

The Technical Advisor,  
Uttar Pradesh Real Estate Regulatory Authority,  
Naveen Bhawan Rajya Niyojan Sansthan,  
Kalakankar House, Old Hyderabad,  
Lucknow-220007, Uttar Pradesh.

**Subject: Reply to Letter bearing No. 1909231/UP-RERA/Pari.Panji./2023-24 dated 19.09.2023, Project Name-CITY GRACE, Ghaziabad (Application ID No. ID843250).**

Dear Sir,

We have received the above said letter and our parawise reply is as under:

- 1- ITR for AY-2022-2023 and brief detail of enterprise are being uploaded in the Promoter's Details on the portal.
- 2- The layout plan and maps of the project are valid till 31.03.2026 however the extension for 3 years may be obtained by the Promoter from the competent development authority i.e. GDA. Therefore, we have marked the project end date as 31.03.2029 after considering the proposed extension. We will apply and obtain requisite extension from the GDA before the expiry of 31.03.2026.
- 3- The Proportionate area of 7352 sqm. Pertaining to the project has been marked in RED COLOUR in the layout plan and the same is being uploaded on the portal under the Heading, "Plan Detail" Sub Heading, "Uploaded Approve Layout".
- 4- The standing instructions given by the promoter to the bank to transfer 70% amount to the project's separate account and 30%

amount to the project's transaction account by way of letter dated 21.09.2023, acknowledged by the bank on 25.09.2023 is being uploaded on the portal under the heading Bank Details. Additionally these instructions are also contained in the Clause No. c. (iii) & (iv) under the heading DEVELOPER/PROMOTER'S COVENANTS in the Accounts Management Agreement dated 08.08.2023 executed between HDFC Bank Limited and the Promoter. The said agreement is also being uploaded on the portal under the heading bank details.

- 5- As per the approved layout plan, there is one block called "mn" Block in the project, "CITY GRACE", for which registration is sought from UP RERA Authority. There is no separate Tower M & Tower N in "CITY GRACE". There are 8 flats on the ground floor and 16 flats on 1<sup>st</sup> floor onwards in the Block-mn in the project "CITY GRACE". Accordingly, the data was uploaded under the details of apartment/flat/shop/plot.
- 6- The Khatauni for relevant khasra nos. alongwith list of khataunies are being uploaded on the portal under the Heading "Land Detail".
- 7- Board Resolution authorizing Shri Prahalad Singh is being uploaded along with Form-B (Affidavit) on the portal.

Kindly take the above said in your records and grant the registration for our project, "CITY GRACE".

Thanking you,

Sincerely yours'

For Agarwal Associates (Promoters) Limited

Authorized Signatory

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**CERTIFIED TRUE COPY OF BOARD RESOLUTION PASSED IN THE MEETING OF BOARD OF DIRECTORS OF M/S AGARWAL ASSOCIATES (PROMOTERS) LIMITED HELD ON FRIDAY, 21<sup>st</sup> DAY OF JULY, 2023 AT 3.00 PM AT THE REGISTERED OFFICE OF THE COMPANY SITUATED AT 10, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI-110092**

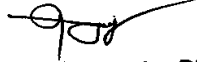
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**"RESOLVED THAT** the application for registration in the name of company be made before the Real Estate Regulatory Authority, Lucknow, Uttar Pradesh, in respect of "City Grace" situated at City Apartments, Block-mn, Part of Plot No. GH-06, Aditya World City, NH-24, Ghaziabad, U.P. 201002.

**RESOLVED FURTHER THAT** Mr. Prahalad Singh, Director of the company be and is hereby authorized to sign the application form and other relevant documents for and on behalf of the company and to complete all the legal and procedural formalities related to the above said matter.

**RESOLVED FURTHER THAT** Mr. Prahalad Singh, be and is hereby authorized to further authorize any other person by way of an authority letter to submit the above said application & documents with the above said authority and represent the company before the authority, if needed and to complete all the legal and procedural formalities related to the above said matter."

**Certified To Be True  
For Agarwal Associates (Promoters) Limited  
For Agarwal Associates Promoters Ltd.**

  
**Managing Director**

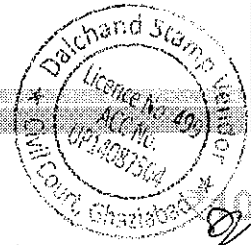
**(Uma Agarwal)  
Managing Director  
DIN: 01206401**



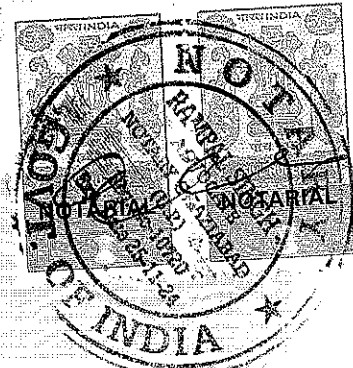
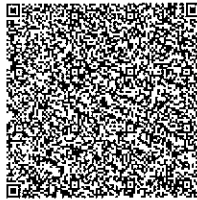
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**Certificate No.** : IN-UP67452215946689V  
**Certificate Issued Date** : 24-Jul-2023 10:10 AM  
**Account Reference** : NEWIMPACG (SV)/up14087504/ GHAZIABAD SADAR/ UP-GZB  
**Unique Doc. Reference** : SUBIN-UPUP1408750430050240372993V  
**Purchased by** : AGARWAL ASSOCIATES PROMOTERS LTD  
**Description of Document** : Article 4 Affidavit  
**Property Description** : Not Applicable  
**Consideration Price (Rs.)** :  
**First Party** : AGARWAL ASSOCIATES PROMOTERS LTD  
**Second Party** : Not Applicable  
**Stamp Duty Paid By** : AGARWAL ASSOCIATES PROMOTERS LTD  
**Stamp Duty Amount(Rs.)** : 10  
 (Ten only)



Please write or type below this line

**FORM B**

[See Rule 3 (4)]

**DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER**

(Project : "City Grace", Phase of City Apartments, situated at Block-mn, Part of Plot No. GH-06, Sector-06, Aditya World City, Ghaziabad, Uttar Pradesh-201002)

**Affidavit Cum Declaration**

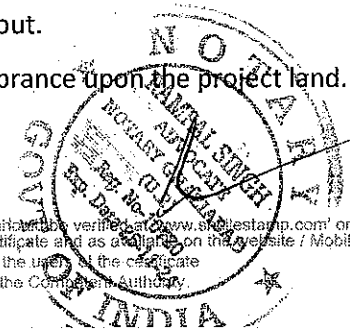
Affidavit cum Declaration of Mr. Prahalad Singh S/o Late Shri Nahar Singh, duly authorized by the promoter of the proposed project, M/s. Agarwal Associates (Promoters) Limited vide its authorization dated 21.07.2023.

I, Prahalad Singh S/o Late Shri Nahar Singh, duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That the promoter has a legal title to the land on which the development of the proposed project is to be carried out.
2. That there is no encumbrance upon the project land.

**Statutory Alert:**

1. The authenticity of this Stamp certificate shall be verified at [www.e-stamp.com](http://www.e-stamp.com) or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the user of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



3. That the time period within which the project shall be completed by promoter is **31-03-2029**.
4. That seventy percent of the amounts realized 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 in proportion 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, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That the 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 certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That the promoter shall take all the pending approvals on time, from the competent authorities.
9. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment on any grounds.

  
Deponent

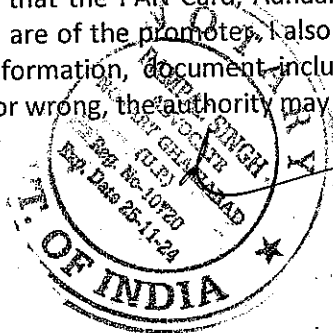
**Verification**

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

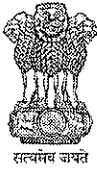
Verified by me at Ghaziabad on this 26 day of August, 2023.

  
Deponent

I declare that the PAN Card, Adhaar Number/CIN Number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.



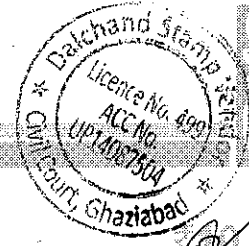
ATTESTED  
RAMPAL SINGH 26/8/23  
Advocate  
Notary Ghaziabad (U.P.)  
Reg. No-10/20  
Exp. Date 25-11-24



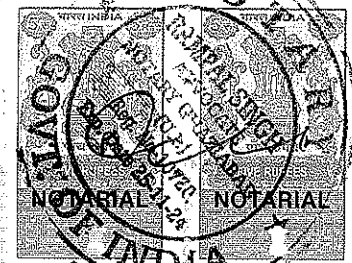
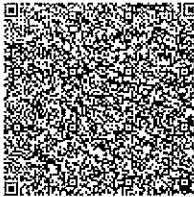
INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp



Certificate No. : IN-UP67452192690456V  
 Certificate Issued Date : 24-Jul-2023 10:10 AM  
 Account Reference : NEWIMPACC (SV)/ up14087504/ GHAZIABAD SADAR/ UP-GZB  
 Unique Doc. Reference : SUBIN-UPUP1408750430051061523582V  
 Purchased by : AGARWAL ASSOCIATES PROMOTERS LTD  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) :  
 First Party : AGARWAL ASSOCIATES PROMOTERS LTD  
 Second Party : Not Applicable  
 Stamp Duty Paid By : AGARWAL ASSOCIATES PROMOTERS LTD  
 Stamp Duty Amount(Rs.) : 10  
 (Ten only)



IN-UP67452192690456V

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**AFFIDAVIT**

(Project : "City Grace", Phase of City Apartments, situated at Block-mn, Part of Plot No. GH-06, Sector-06, Aditya World City, Ghaziabad, UP-201002.)

Affidavit of Mr. Prahalad Singh S/o Late Shri Nahar Singh, duly authorized by the promoter of the proposed project, M/s. Agarwal Associates (Promoters) Limited vide its authorization dated 21-07-2023.

I, Mr. Prahalad Singh S/o Late Shri Nahar Singh duly authorized by the promoter of the proposed project do hereby solemnly state as under :

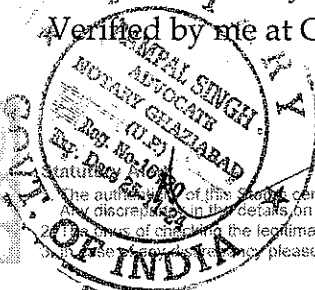
That the promoter has not sold, accepted any booking and advertised for the proposed project till now.

Deponent

**Verification**

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

Verified by me at Ghaziabad on this 26 day of August, 2023.



ATTESTED  
 RAMPAL SINGH  
 Advocate

Deponent

The authenticity of this e-Stamp certificate should be verified at www.eStampGovt.in using e-Stamp Mobile App of Stock Holding Corporation of India. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid. In case of any discrepancy, please inform the Competent Authority.

Date 25-11-24