

April 11, 2022

UP Bhu Sambandh Viniyamak Pradhikaran
Naveen Bhavan, Rajya Niyojan Sansthan,
Kalakankar House Road, Old Hyderabad,
Lucknow-226007

Kind Attn: **The Technical Advisor**

Promoter Name: **Uppal Chadha Hi-Tech Developers Pvt. Ltd.**

Sub: **Reply to RERA Letter Ref No. 2803222/UPRERA/Pari.Panji./2021-22 dated 28.03.2022 for project UCHDPL-VERIDIA-3-OAKWOOD ENCLAVE under process of registration with application no. ID397482**

Dear Sir,

Uppal Chadha Hi-Tech
Developers Pvt. Ltd.
CIN No. U45201DL2004PTC128784

Sales Pavilion
Sardar Kulwant Singh Chadha Marg,
NH24, Wave City – 201015 (U.P.)
India

T: +91-120-4188950/52
E: customercare@wavecity.in
www.wavecity.in

Corporate Office:
C-1, Sector-3,
Noida – 201301 (U.P.)
India

T: +91 – 120 – 4180500
F: +91 – 120 – 4180541

Registered Office:
Mezzanine Floor, M-4,
South Extension Part-II,
New Delhi – 110049
India

T: +91 – 11 – 26254474

This has reference to RERA Letter No. 2803222/UPRERA/Pari.Panji./2021-22 dated 28.03.2022 wherein certain queries are raised by RERA on the subject. Our point-wise replies to the same are as follows:

Sl. No.	Query by RERA	Our Reply
1.	The number of projects launched in last 5 years is marked as 2 though there are 21 projects registered with UPRERA. Name & photo of the Chairman have not been uploaded. Balance sheet FY 20-21 is uploaded. ITR of Chairman for the AY 18-19 and 19-20 are uploaded, ITR of AY 20-21 and 21-22 are required to be uploaded.	In last five years, three projects were launched which are already updated on RERA portal. The rest of the projects were launched before 5 years. In our Company, there is no Chairman, only Directors are enrolled whose details are already updated on the portal. ITR up-to 2021-22 are uploaded.
2.	Transactional bank account name is not in the prescribed format. If the name of the promoter is M/s. ABC Ltd., and the name of the project is XYZ, then the description of the transactional account will be: ABC- Transactional Account for XYZ (same for the other accounts).	The revision in transactional bank account name as per the prescribed format is under process. In this regard, please find copy of our application submitted to the bank attached as Annex-1 .
3.	Please explain relevant land area in an area chart as per the Lease Deed.	The details of relevant area as per lease deed is enclosed as Annex-2 .



4.	Encumbrance cum land title search report from 10 years experienced advocate is required to be uploaded. Advocate registration seal and no. of years of experience needs to be mentioned on the certificate.	The Report is being uploaded. Please find copy of the same attached as Annex-3 .
5.	Please mention the details of bookings/Sales for the project till the latest date in an affidavit and also confirm that there is no other project registered in RERA on the same khasra number as proposed for this project.	Affidavit enclosed as Annex-4 .
6.	Declaration in the format of affidavit (Form-B) is not in prescribed format. 10 points should be mentioned as mentioned in the draft format.	The Affidavit as per the prescribed format is enclosed as Annex-5 .

We hope you will find the above information to your satisfaction. We now request you to kindly issue us Registration Certificate.

Thanking you,

Yours sincerely,
For Uppal Chadha Hi-Tech Developers Pvt. Ltd.



Encl: As above

WAVE City

Annex -1

Request Letter Name Change (Annexure A)

To
Yes Bank
Nehru Place
New Delhi-110019

Sub : Account no. 023563700002998

Dear Sir,

Uppal Chadha Hi-Tech
Developers Pvt. Ltd.

CIN No. U45201DL2004PTC128784

Sales Pavilion
Sardar Kulwant Singh Chadha Marg,
NH 24, Wave City - 201104
India

*T +91-120-4188950/52
E customercare@wavecity.in
www.wavecity.in*

*Corporate Office
C-1, Sector-3,
Noida - 201301 (U.P.)
India*

*T +91-120-4180500
F +91-120-4180541* I/We, _ UCHDPL EXPS ACCOUNT VERIDIA 3 OAKWOOD ENCLAVE. _onfirm that all unused
cheque leaves issued to me/us (cheque no's/series) have been enclosed/destroyed by
me/us. I/We, also authorize the bank to destroy all the unused cheque, if any in the
system.

T +91-11-26254474

Cheque No.	
From	To
887112	887135

Thanking You
For Uppal Chadha Hi-Tech Developers Pvt. Ltd.

Authorised Signatory

Signature 1st Applicant

Signature 2nd Applicant

Signature 3rd Applicant

Annex - 2

SL No	Khasra No	Project Area	Hectare	Acre.	Remarks
1	109	175.39	0.017539	0.043338275	Lease Deed Khasra
2	234	8006.94	0.800694	1.978487769	Direct Purchase Khasra
3	242	202.37	0.020237	0.050004942	Lease Deed Khasra
4	243	184.12	0.018412	0.045495429	Lease Deed Khasra
5	247	1686.98	0.168698	0.416847047	Direct Purchase Khasra
6	248	789.4	0.07894	0.195058068	Direct Purchase Khasra
7	249	270.2	0.02702	0.066765505	Lease Deed Khasra
8	250	218.41	0.021841	0.053968372	Lease Deed Khasra
9	255	214.18	0.021418	0.052923153	Direct Purchase Khasra
10	257	1.4	0.00014	0.000345935	Direct Purchase Khasra
Total Area		11749.39	1.174939	2.903234495	



Private & Confidential

Attorney Client Privileged Communication

THE CLIENT

M/S UPPAL CHADHA HI-TECH DEVELOPERS PVT LTD
HAVING ITS REGISTERED OFFICE AT
MEZZANINE FLOOR, M-4,
SOUTH EXTENSION PART-II, NEW DELHI-110049
AND CORPORATE OFFICE AT
C1-SECTOR-3, NOIDA, UTTAR PRADESH-201301

ASSIGNMENT

To prepare the Title Search Report on the basis of the documents provided by the Company with regards to the Scheduled Property

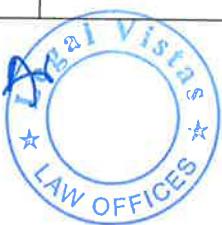
TITLE SEARCH REPORT

SL NO	PARTICULARS OF INFORMATION SOUGHT	RESPONSE
1	Name and address of the Title Holder	M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd having its registered office at M-4, Mezzanine Floor, South Extension Part-II, New Delhi-110049
2	Constitution of Title Holder	Company
3	Details of the property for which TSR is being made	Land admeasuring 1.74939 Hectares (2.903234 Acres) in Village Bayana, Tehsil Ghaziabad, District Ghaziabad, Uttar Pradesh Khasra Numbers/ Area in Hectares: 109-0.017539 Hectares 234-0.800694 Hectares 242-0.020237 Hectares





		243-0.018412 Hectares 247-0.168698 Hectares 248-0.07894 Hectares 249-0.02702 Hectares 250-0.021841 Hectares 255-0.021418 Hectares 257-0.00014 Hectares
4	Nature of Property	The Land was Gram Sabha Land acquired for the purpose of Hi-Tech Township in Ghaziabad District at the time of execution of the Lease Deed
4	List of Title Deeds / Documents perused	<ol style="list-style-type: none">1. Copy of the Lease Deed executed between Ghaziabad Development Authority and M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd duly registered as Document Number 2928 in Book Number 1, Volume Number 2411 on Pages 308 to 319 dated 23-06-2010 in the office of Sub Registrar, Ghaziabad, Uttar Pradesh for Land admeasuring 4.897 Hectares (12.100 Acres) in Village Bayana, Tehsil Ghaziabad, District Ghaziabad, Uttar Pradesh- The Khasra Numbers and the area under each Khasra Number is detailed in the Schedule-1 to the Lease Deed.2. Khatauni for the Fasli Year 1426-1431, Village Number-216982 for Village Bayana (Dasna), Ghaziabad, Uttar Pradesh in the name of Ghaziabad Development Authority3. Khatauni for the Fasli Year 1426-1431, Village Number-216982 for Village Bayana (Dasna),





		Ghaziabad, Uttar Pradesh in the name of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd
5.	Tracing of Title and investigation of Title	<p>1. A Lease Deed was executed between Ghaziabad Development Authority in favour of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd under which the following Khasra Number have been transferred in favour of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd:</p> <p>Khasra Number 109 Khasra Number 242 Khasra Number 243 Khasra Number 249 Khasra Number 250</p> <p>2. The aforesaid Khasra Number in the Revenue Records are still in the name of Ghaziabad Development Authority</p> <p>3. The following Khasra Numbers transferred through Deeds have been recorded in the name of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd</p> <p>Khasra Number 234 Khasra Number 247 Khasra Number 248 Khasra Number 255 Khasra Number 257</p>
6.	Whether any additional document is required to complete the report	<p>1. Mutation in favour of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd for the</p>

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		following Khasra Numbers Khasra Number 109 Khasra Number 242 Khasra Number 243 Khasra Number 249 Khasra Number 250
7.	Particulars of Tax / Revenue receipts studied	NA
8.	Particulars of Encumbrance Certificates / Search Notes	Encumbrance has been verified and Certificate can be obtained on instructions
9.	Particulars of any charges / encumbrances found to be recorded / registered on the property.	No Encumbrance have been found
10.	Documents perused in support of possession of Property	Possession has been handed over to M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd at the time of execution of the Lease Deed
11.	Minor's Interest, if any	None
12.	Any Income Tax proceedings or other proceedings pending against the mortgagor affecting title of the property / premises	Nil
13.	Land is Agricultural Land or Non – Agricultural Land	Non-Agricultural Gram Sabha Land acquired for the purpose of Hi-Tech Township in Ghaziabad District at the time of execution of the Lease Deed
14.	If Agricultural Land, permission of Revenue Authority is required	NA

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15.	Any other deficiency or restriction in title	Property transferred by Ghaziabad Development Authority is Lease Hold and can be converted to Free Hold after payment of requisite charges
16.	Description of the Inspection Receipt issued by the Sub-Registrar	Search Receipt Number 2022140010633 Dated 05-04-2022
17.	Additional documents (if any obtained)	<ul style="list-style-type: none">a. Khatauni Document for all Khasra Numbersb. Certified Copy of Lease Deed

C E R T I F I C A T E

We have perused the documents forwarded to us and as per the inspection and search conducted by us on the basis of the records available in the office of concerned Sub-Registrar of Assurances the said property is free from encumbrances. We have examined record of last 12 years and obtained copy from revenue department. M/s **Uppal Chadha Hi-Tech Developers Pvt. Ltd** is recorded owner(s) of the said property having clear and marketable title to the said property.

Anurag Ranjan

Anurag Ranjan

Legal Vistas
Law Offices

New Delhi
Dated: 08-04-2022





Legal Vistas

Law Offices

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला
उपनिवेशक सदर पंचम जम संडमा 2022140010633

गाजियाबाद

लेख या प्रार्थना पर प्रस्तुत करने का दिनांक 05/04/2022
प्रस्तुतकर्ता या प्रार्थी का नाम प्रधान कुमार
लेख का प्रकार: मुआमा 2021 वर्ष से 2022 वर्ष तक

प्रतिपत्ति की धनराशि

1. राजेन्द्रीकरण शुल्क
2. जीतिलिपिकरण शुल्क
3. निरीक्षा या तलाश शुल्क
4. मुआमा के अधिक्रमणी करण निए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भता

1 से 6 तक का योग 20
शुल्क वसूल करने का दिनांक 05/04/2022
दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र वापस करने के लिए तैयार किया राजेन्द्रीकरण अधिकारी के हस्ताक्षर



राजेन्द्रीकरण
प्रतिलिपि



सत्यमेव जयते

INDIA NON JUDICIAL

Signature.....
ACC Name - Vikas Chahal ACC Code - UP14003304
ACC Add - Noida - Mobile - 9510079101
License No. - 170/2018, Tehsil & District - G.B. Nagar

Annex-4

Government of Uttar Pradesh

e-Stamp

Certificate No.
Certificate Issued Date
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

: IN-UP61930862301878U
: 08-Apr-2022 12:25 PM
: NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN
: SUBIN-UPUP1400330415035332095135U
: UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
: Article 4 Affidavit
: Not Applicable
:
: UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
: Not Applicable
: UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
:
: 10
(Ten only)



Please write or type below this line

AFFIDAVIT

**BEFORE THE REAL ESTATE REGULATORY AUTHORITY
UTTAR PRADESH**

I, Charanjeet Singh, S/o. Sh. Didar Singh, R/o.4H-043, Ridgewood Estate, DLF Phase IV, Gurgaon 122009 (Haryana), Chief Operating Officer / Authorized Signatory of M/s. Uppal Chadha Hi-Tech Developers Pvt. Ltd., do hereby solemnly affirm and declare as under:

Page 1 of 2

Statutory Alerts

1. The authenticity of this Stamp certificate shall be verified at eStampStamp.com or using e-Stamp Mobile App or Stock Holding Any discrepancy in the details on this Certificate and available on the Website / Mobile App renders it invalid.
2. The input of checking me legitimacy is on the basis of the certificate **13/04/2024** 



- 1 That M/s. Uppal Chadha Hi-Tech Developers Pvt. Ltd. is developing a project by the name of **UCHDPL-Veridia-3-Oakwood Enclave** in Wave City Ghaziabad, UP.
- 2 That there have been no bookings/sales of the products of this project as on date i.e. 11.04.2022.
- 3 That there is no other project registered in RERA on the same Khasra number as proposed for this project.



Verification:

I, the above named deponent, do verify on this 11th day of April, 2022 that the facts stated above are true to the best of my knowledge and belief.



ATTESTED
Renu
Notary Public
Govt. of India

14 APR 2022



सत्यमेव जयते

INDIA NON JUDICIAL

Signature Vineet
ACC Name - Vineet Aggarwal ACC Code-UP14014904
ACC Add - Noida Mobile - 9971381590
License No. - 181/2020, Tehsil & District-G.B. Nagar

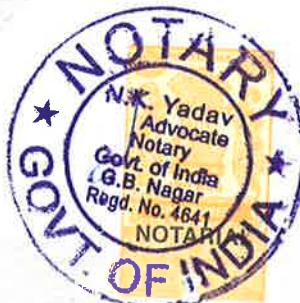
Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP25289437116667U
Certificate Issued Date	: 18-Feb-2022 09:59 AM
Account Reference	: NEWIMPACC (SV)/ up14014904/ GAUTAMBUDDH GBN
Unique Doc. Reference	: SUBIN-UPUP1401490441324941813778U
Purchased by	: UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
Second Party	: Not Applicable
Stamp Duty Paid By	: UPPAL CHADHA HI TECH DEVELOPERS PVT LTD
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line



FORM B

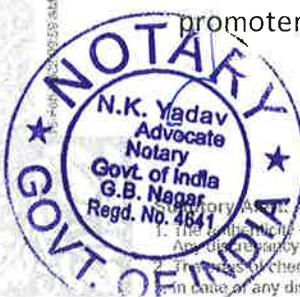
[See rule 3(4)]

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

Affidavit-cum-Declaration

Affidavit-cum-Declaration of M/s UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD.
promoter of the proposed project / duly authorized by the promoter of the proposed

UCHDPL-VERIDIA-3-OAKWOOD ENCLAVE



project, vide their authorization dated 01st July 2021

I, *Charanjeet Singh* duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. M/s UPPAL CHADHA HI-TECH DEVELOPERS PVT. LTD. has a legal title to the land on which the development of the proposed project is to be carried out

AND

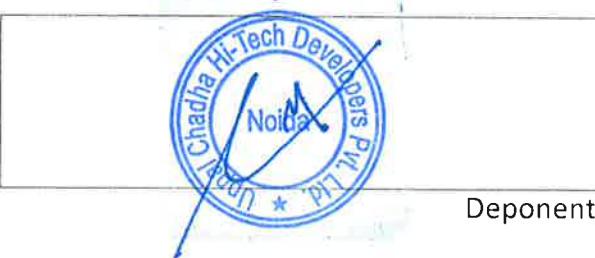
A legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is *as per details on website*.

2. That details of encumbrances *as per details on website* including details of any rights, title, interest or name of any party in or over such land, along with details.
3. That the project start date is 15.04.2022 and project end date is 14.10.2025.
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 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 promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.



UCHDPL-VERIDIA-3-OAKWOOD ENCLAVE

10. That promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.



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 *Noida* on this day of 1st April 2022.



I declare that the pan card, 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 misleading or wrong, the authority may reject the registration.




ATTESTED
N.K. YADAV
Regd. 4641, Advocate
Govt. of India
G.B. Nagar

08 APR 2022