

June 27, 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. 2006222/UPRERA/Pari.Panji./2022-23 dated 20.06.2022 for project UCHDPL-ELIGO under process of registration with application no. ID475563**

Uppal Chadha Hi-Tech
Developers Pvt. Ltd.

CIN No. U45201DL2004PTC128784

Sales Pavilion
Sardar Kulwant Singh Chadha Marg,
NH 24, 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

Dear Sir,

This has reference to RERA Letter No. 2006222/UPRERA/Pari.Panji./2022-23 dated 20.06.2022 wherein certain queries have been 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 name of the chairman of the firm is not mentioned and the photo of the same is not uploaded.	In our Company, there is no Chairman, only Directors are enrolled whose details are already updated in the portal.
2.	Kindly provide the name of the designated person from the contractor firm "Chandalekha Infrastructure Pvt. Ltd."	Name of the designated person from Chandalekha is Mr. Jugindra Singh Parihar. The same has been updated in the portal.
3.	Kindly highlight all the Khasra numbers in the uploaded lease deed which will be used under the applied project. Only 5 Khasra numbers are highlighted in the uploaded lease deed.	There are total 11 Khasaras of which land is falling in this project area. There are 5 Khasaras land of which are under lease deed. Rest are directly purchased from farmers. The copy of Khataum of these are uploaded on the portal.
4.	Kindly mention the total units of apartments of the project in the CA Certificate.	Total of 384 units have been mentioned on the CA Certificate and uploaded in the portal.
5.	Kindly mention the name of the promotor and project name in the proforma of the allotment letter and proforma of the application form.	Done. The same has been uploaded in the portal.



6.	The uploaded electricity supply plan is blurry. Kindly re-upload the same highlighting the location of transformers and DG set. The uploaded waste disposal plan is also blurry, kindly re-upload the same highlighting the location of STP.	Done. The same has been uploaded in the portal.
7.	Kindly upload the fire NOC.	Uploaded.
8.	<p>Kindly provide the Aadhar copy of the director and chairman of the firm.</p> <p>Also, upload an affidavit mentioning the details of bookings/sales for the project till the latest date in an affidavit and confirm that there is no other project registered in RERA on the same Khasra number as proposed for this project.</p>	<p>Aadhar copies directors are enclosed (Annex-1). In our company, there is no chairman.</p> <p>Affidavit enclosed (Annex-2)</p>

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.



(C J Singh)

COO – Wave City

Encl: As above

प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2022/44726/GZB/GHAZIABAD/3123/CFO

दिनांक: 18-02-2022

प्रमाणित किया जाता है कि मैसर्स **UPPAL CHADHA HI TECH DEVELOPERS PVT LTD** (भवन/प्रतिष्ठान का नाम) पता **PROPOSED GROUP HOUSING GH-8, PHASE-2, AT WAVE CITY, GHAZIABAD** तहसील - **GHAZIABAD** प्लाट एरिया **151855.95 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **76944.57** (वर्गमीटर), ब्लाकों की संख्या **5** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेन्ट की संख्या	ऊँचाई
TOWER F STILT AND 08 FLOOR	8	0	30.00 mt.
TOWER G STILT AND 08 FLOOR	8	0	30.00 mt.
TOWER H STILT AND 08 FLOOR	8	1	30.00 mt.
CLUB	2	0	07.95 mt.
COMMERCIAL SHOP	2	0	07.80 mt.

है। भवन का अधिभोग मैसर्स **UPPAL CHADHA HI TECH DEVELOPERS PVT LTD** द्वारा किया जायेगा। इनके द्वारा भवन में अग्रि निवारण एवं अग्रि सुरक्षा व्यवस्थाओं का प्राविधान एन०बी०सी० एवं तस्बिंधी भारतीय मानक ब्यूरो के आई०एस० के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन०बी०सी० की अधिभोग श्रेणी **Residential** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्रिशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्रि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मैसर्स **UPPAL CHADHA HI TECH DEVELOPERS PVT LTD** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होंगे।

Note :-

"यह प्रमाण-पत्र आपके द्वारा प्रस्तुत अभिलेखों, सूचनाओं के आधार पर निर्गत किया जा रहा है। इनके असत्य पाए जाने पर निर्गत प्रमाण-पत्र मात्र नहीं होगा। यह प्रमाण-पत्र भूमि / भवन के स्वामित्व / अधिभोग को प्रमाणित नहीं करता है।"

हस्ताक्षर (निर्गमन अधिकारी)
(मुख्य अग्रिशमन अधिकारी)



Digitally Signed By
(SUNIL KUMAR SINGH)

[0413854550B7A3F51D5ACB26194051C1EABA41A4]

24-02-2022

निर्गत किये जाने का दिनांक : 24-02-2022
स्थान : GHAZIABAD

Date:

Application for Allotment of Residences/Residential Apartments

We the under mentioned person(s) are interested to buy a..... of size measuring Sq. ft. in your project namely UCHDPL-ELIGO located at GH-08, Wave City Ghaziabad and furnish the particulars as under:

1. SOLE OR FIRST APPLICANT

Mr./Mrs./Ms./ M/S _____

Son/Wife/Daughter of _____

Date of Birth _____ Profession _____

Designation _____ Nationality _____

Marital Status _____ No. of Children _____

Residential Status: Resident/ Non Resident/ Foreign National of Indian Origin _____

Residential Address _____

Office Address _____

Telephone Res _____ Telephone Office _____

Mobile No. _____ Fax No. _____

Email id _____

Income Tax Permanent Account No. / Ward No. _____

Passport No. _____

2. SECOND APPLICANT

Mr./Mrs./Ms./ M/S _____

Son/Wife/Daughter of _____

Date of Birth _____ Profession _____

Designation _____ Nationality _____

Marital Status _____ No. of Children _____

Residential Status: Resident/ Non Resident/ Foreign National of Indian Origin _____

Residential Address _____

Office Address _____

Telephone Res _____ Telephone Office _____

Mobile No. _____ Fax No. _____

Email id _____

Income Tax Permanent Account No. / Ward No. _____

Passport No. _____

3. **Permanent Address**

4. **CHANNEL PARTNER** _____

5. **Details of Application Money:** _____

6. **DETAILS OF PROPERTY:**

TENTATIVE SIZE (SQ. FT.)	
Unit No.	

- in case no allotment is done within 5 months, the Application Money shall be refunded along with _____ Simple Interest per annum from the date of encashment of the same but without any other claim & compensation.
- Any dispute with regard to application/ or allotment shall be subject to arbitration by a sole arbitrator appointed by the Company only.

.....
(Sole/First Applicant)

.....
(Second Applicant)

Date

.....
.....
.....

LETTER OF ALLOTMENT

Dear Sir,

This has reference to your Application/Expression of Interest dated _____ for purchase Allotment of an Apartment in our Project **UCHDPL-ELIGO**. Situated at **GH-08, Wave City Ghaziabad**.

In response to the above, we are pleased to allot you an Apartment/ Commercial Unit/ Plot as per the details given below

Name of the First Allottee & Address	
Status of Applicant(s)	Individual/Company/Firm/NRI/ Foreign National
PAN/ADHAR Number	
Name of Project and Phase	
Location of the Project	
Type of Unit (Residential/Commercial)	
Description of Unit (Plot/ Independent Floor/ Residential Apartment/ Studio Apartment/ Office Space/ Retail Shop/ Any other	
Plot Area/Carpet Area of the Unit (Sq.Ft.)	
Amount of Consideration (Rs.)	
Amount paid on Application	
Amount Payable on Allotment	
Due date for payment of allotment money	

* All Cheque / Demand Drafts should be drawn in favor of " _____ " payable at _____

Upon the above allotment, in addition to making payment of the Allotment Money, you are also simultaneously required to execute an Agreement to Sale as prescribed under Section 13 of the Real Estate (Regulation & Development) Act, 2016. This Letter of Allotment is subject to the terms and conditions set out overleaf/in the Annexure forming part hereof, as well as those contained in the Agreement to Sale to be executed. The Duplicate copy of this Letter of Allotment and Annexures may please be returned duly signed by all the Allottee(s).

We will be pleased to assist you on any matter relating to this communication. Thanking you and assuring you of the best of our services at all times.

Yours truly,

For (**Uppal Chadha Hi-Tech Developers Pvt. Ltd.**)

Authorised Signatory

ANNEXURE TO LETTER OF ALLOTMENT

Terms & Conditions of the allotment

1. The Applicant (“Allottee”) has applied for allotment/purchase of a Flat/Apartment/Unit in the above mentioned project with full knowledge about the project and subject to all the laws, rules, regulations, notifications and Government policies as applicable to the said project in particular and in the area in general which have been explained by the Company and understood by him.
2. The Allottee has fully satisfied himself about the title, interest and rights of the Company in the project-land and the descriptions and specifications of the project and has understood all the limitations and obligations in respect thereof and there will be no more investigation or objection by the Applicant in this respect.
3. The Allottee agrees to execute the Agreement to Sale as prescribed under Section 13 of the Real Estate (Regulation & Development) Act, 2016 (“Act”) immediately after the receipt of this Letter of Allotment and make payment of the Allotment Money as set out over leaf within the due date, failing which this Letter of Allotment shall stand automatically cancelled without any prior notice/letter in writing to the Allottee and the amount paid by the Applicant shall be forfeited as per the provisions of the Act or rules and regulations made thereunder.
4. All payments towards the price of the said Flat/Apartment/Unit will be made through the Bank Account of Applicant only and if the payment is made otherwise, the same shall be at the risks and consequences of the Applicant.
5. The Allottee agrees that the Company shall have absolute and unfettered right to change the Unit Number/Phase/Category before the execution of the Agreement to Sale. The Company, in its sole discretion, may also entertain the request of the Allottee for the change, subject to the availability of the Flat/Apartment/Unit in the desired category.
6. The Allottee, who is Non Resident Indian/Person of Indian origin resident outside India/Foreign National/Foreign Company, agrees that all remittances, for the acquisition/transfer of the said Flat/Apartment/Unit shall be sole responsibility of such Allottee and he shall comply with all the provisions of Foreign Exchange Management Act, 1999 or statutory enactment or amendment thereof and the rules and regulations of Reserve Bank of India or any other applicable laws and provide the Company with such permission, approvals, which would enable the Company to fulfill its obligations under the said Allotment. The Allottee shall keep the Company full indemnified and harmless in this regard. The company accepts no responsibility on account of any default/violation/failure on the part of the Allottee.
7. The allottee shall get his complete address registered with the Company and submit necessary ID/Address proof and it shall be Allottee’s sole responsibility to inform the Company in writing by Registered/Speed Post A.D. about all or any subsequent changes, if any, failing which all communications/notices etc. sent by the Company at the first address as mentioned by the Applicant in his Application Form or at the last known address as informed by the Applicant, as the case may be, shall be deemed to have been received by the Applicant.

8. In case of joint Applicants, all communications/notices shall be sent by the Company to the Applicant whose name appears first at the address given by him and this shall for all purposes be considered/deemed to have been received by all the Allottees and no separate communication shall be necessary to the other joint-Allottee(s).
9. The Allottee shall have to strictly comply with the schedule of payment opted by him and he shall be fully and solely responsible for any default in payment and the consequences that might arise there from. The Applicant undertakes to abide by all the laws, rules and regulations relating to the said Flat/Apartment/Unit/Building/Complex.
10. The Allottee agrees and acknowledges that the sale price/total price consideration of the Flat/Apartment/Unit applied for by him and allotted herein is fair and acceptable to the Allottee. The Allottee further agrees and acknowledges that a similar Flat/Apartment/Unit may be/have been sold/allotted by the Company at a different price/consideration and the Allottee shall not raise any objection or claim in this regard.
11. The Allottee has seen and accepted the layout plans, which are kept at the Company's office and agrees that the Company may effect such variations, additions, alterations, deletions and modifications therein as it may, in its sole discretion, deem appropriate and fit or as may be done/directed by any Competent Authority in the interest of the project and the Allottee hereby gives his consent to such variation/addition/deletion/alteration and modification.
12. The Allottee declares that all payments are made/will be made from his own bank account and from his known source of income/Home Loan.

DECLARATION

I/We have fully read and understood the above-mentioned terms and conditions and agree to abide by the same.

I/We do hereby agree to sign and execute the Agreement to sale immediately, failing which this Letter of allotment shall stand automatically cancelled without any prior notice/letter in writing and the amount paid by me/us may be forfeited/refunded by the Company and I/We shall have no claim whatsoever against the Company.

I/We, the undersigned Applicant(s), do hereby affirm and declare that the above mentioned particulars/information given by me/us are true and correct to the best of my/our Knowledge, nothing stated therein is untrue and nothing material has been concealed there from.

Yours Faithfully

.....

Date:

Signature and Name(s) of the Allottee(s)

Place:

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF WITHDRAWL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)

Information as on 30-04-2022

Subject: Certificate of amount incurred on UCHDPL- ELIGO, for Construction of Tehsil Sadar Ghaziabad, Dist. Ghaziabad Tower(s) 3 situated on Khasra no./Plot No. GH-08, Wave City Ghaziabad, demarcated by its boundaries (latitude and longitude of the end-points) 28.641687 to the North 28.640232 to the South 77.506894 to the East 77.507379 to the West of Village Nayfal Tehsil Sadar Ghaziabad Competent Authority/ Ghaziabad Development Authority, District Ghaziabad, PIN 201002 admeasuring 17,089 sq. meter area, being developed by M/s UPPAL CHADHA HITECH DEVELOPERS PVT. LTD [Promoter] having RERA Registration No. AF, Designated A/C No. 003872500000728- Bank Name YES BANK LTD.

TOTAL NUMBER OF DWELLING UNITS IN THE PROJET IS 384.

		As on 30-Apr-22	
		Rs.in lacs	Rs. In lacs
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
1	Land Cost (a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction; (b) Amount payable to obtain development rights, additional FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any; (c) Acquisition cost of TDR (Transfer of Development Rights), if any; (d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government towards stamp duty, transfer charges, registration fees etc. (if not included in para (a) above); (e) Interest (Other than Penal Interest, Penalties etc) paid to FI, Scheduled Banks, NBFC and "Unsecured Loan at State Bank of India - Marginal cost of Fund based lending Rate (SBI -MCLR)" on money borrowed for purchase of land and also to ,Competent Authority.	503.44	503.44
	SUB TOTAL LAND COST (in Rs.)	503.44	503.44
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	Project Clearance Fees (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	20.00 230.37	-
	SUB TOTAL FEES PAID (in Rs.)	250.37	-
3A	Cost of Development And construction (a) Cost of services (water, electricity to construction site) , Site Overheads; (b) Depreciation cost of machinery and equipment purchased, or hired and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project); (c) Cost of material actually purchased; (d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	23,488.15	72.45
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	24,238.15	1.00
3B	Cost of construction incurred (As Certified by Project Engineer)	23,488.15	72.45
3C	Total Construction Cost (Lower of 3A and 3B.)	23,488.15	1.00
3D	Interest (Other than Penal Interest and Penalties etc.) paid to Financial Institution , Scheduled Banks, NBFC and Unsecured Loan at "SBI-MCLR" on money borrowed for construction)	1,000.00	
3	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	24,488.15	1.00
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	25,241.96	504.44



5	Percentage completion of Construction Work completed (as per Project Engineer, Architect's Certificate)	
6	Percentage completion of Total project (Proportionate cost incurred on the project to the total estimated cost) (Col.4 of row 4 / Col.3 of row 4)%	2.00
7	Total amount received till date since Inception of the Project (in Rs.)	
8	70% Amount to be deposited in Designated Account (0.7*Row 7)	-
9	Cummulative Amount that can be withdrawn from Designated a/c, i.e. (Total Estimated Cost * Proportionate Cost Incurred on the Project) (Column 3 of Row 4 * row 6)	504.44
10	Amount actually withdrawn till date since inception of the project (This shall include 70% of the amounts already realised till date but not deposited in the designated Account)	
11	Balance available in Designated A/c.	
12	Amount that can be withdrawn from the designated Bank A/C under this certificate (Row 9 – Row 10)	504.44
This certificate is being issued on specific request of M/s UPPAL CHADHA HITECH DEVELOPERS PVT. LTD for UP RERA compliance. The certification is based on the information and records produced before us/me and is true to the best of our/my knowledge and belief		
<p>For Mehrotra Seth & Associates Chartered Accountant Firm Reg. No. :- 008315N</p> <p> Manish Raheja M. No. 508372 UDIN:- 22508372AITET2149</p> <p>Date:- 10-05-2022 Place:- New Delhi</p>		





भारत सरकार
GOVERNMENT OF INDIA



हरमंदीप सिंह कंधारी
Harmandeep Singh Kandhari
DOB: 26-05-1980
Gender: Male



7153 6169 4122

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

आप्तमज: गुरदीप सिंह कंधारी, सी-193, S/o: Gurdeep Singh Kandhari,
सेक्टर-44, नोएडा, नोएडा, गौतम बुद्ध
नगर, गौतम बुद्ध नगर, उत्तर प्रदेश,
201301 C-193, Sector-44, Noida, Noida,
Gautam Buddha Nagar, Gautam
Buddha Nagar, Uttar Pradesh,
201301



help@uidai.gov.in

www
www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA



राजीव गुप्ता

Rajiv Gupta

जन्म तिथि/ DOB: 11/08/1964

पुरुष / MALE



6725 9326 8976

आधार-आम आदमी का अधिकार



भारतीय विशेष सहचर प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

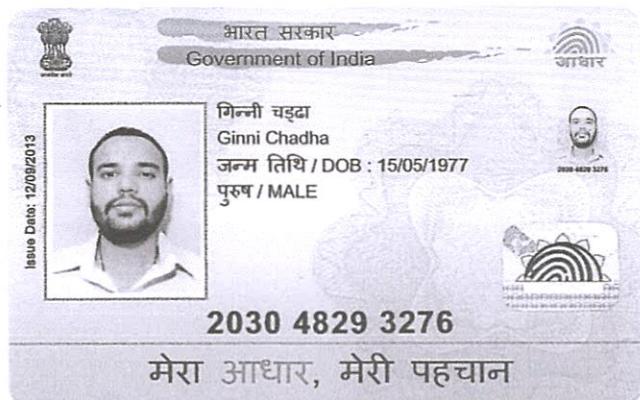
संबोधित: चुन्नी लाल गुप्ता,
जी-68, सरिता विहार,
जैतपुर, दिल्ली
दिल्ली - 110044

Address:

S/O Chunni Lal Gupta, G-68, Sarita
Vihar, JaiPur, South Delhi,
Delhi - 110044

6725 9326 8976

Aadhaar-Aam Admi ka Adhikar





सत्यमेव जयते

INDIA NON JUDICIAL

Signature.....
ACC Name - Vikas Chauhan ACC Code - UP14003304
ACC Add - Noida - Mobile - 9540079101
License No. - 170/2018, Tehsil & District - G.B. Nagar

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-UP26504393588025U
: 25-Jun-2022 02:38 PM
: NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN
: SUBIN-UPUP1400330444831759143741U
: 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 should be verified at www.schilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on the certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

- 1 That M/s. Uppal Chadha Hi-Tech Developers Pvt. Ltd. is developing a project by the name of **UCHDPL-ELIGO** in Wave City Ghaziabad, UP.
- 2 That there have been no bookings/sales of the products of this project as on date i.e. 27.06.2022.
- 3 That there is no other project registered in RERA on the same Khasra number as proposed for this project.



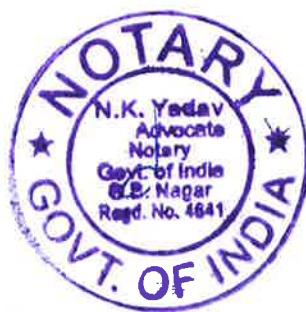
Deponent

Verification:

I, the above named deponent, do verify on this 27th day of April, 2022 that the facts stated above are true to the best of my knowledge and belief.



Deponent



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

29 JUN 2022