

UTILITY ESTATES PRIVATE LIMITED

CIN: U45202DL2001PTC113391

Regd. Office: 11, New Rajdhani Enclave, Vikas Marg, Delhi-110092

Phone: 011-43432210, 43432222

Email: uepl.rera@gmail.com

Date: 05 Sep' 2024

To,
The Technical Adviser,
Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhavan, Rajya Niyojan Sansthan,
Kalakankar House, Old Hyderabad,
Lucknow, Uttar Pradesh – 226007

Sub: **Regarding Registration of project "ADITYA SCO COMPLEX" at Commercial Plot No.- 02, Park Town Integrated Township, at Village Shahpur Bamheta, N. H. -24, Ghaziabad, "Registration ID No.- ID1181762."**

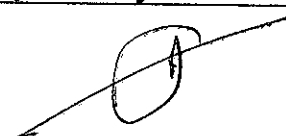
Respected Sir,

We have applied for registration of abovementioned project under the provisions of The Real Estate (Regulation & Development) Act, 2016 vide **"Registration ID No.- ID1181762"**, and we have been intimated regarding some observations vide your letter No.- 12954/U.P.- RERA/ P.R./2024-25 dated 05.09.2024.

So, all the observations as envisaged vide abovementioned letter have been rectified and all required / necessary information / documents / drawings have been incorporated / edited / uploaded on UPRERA portal accordingly. Further, the point wise reply and justification of abovementioned observation letter is as following:-

Sl. No.	Observation	Reply with Justification
01	All the land owners are not made as the promoters of the project and no registered agreement between them is uploaded.	The land owner of the project is only M/s Utility Estates Pvt. Ltd. However, title deeds in the name of previous land owners had been uploaded on the web portal. M/s Utility Estates Pvt. Ltd. had become the land owner of the project land by virtue of merger of previous land owners Companies i.e. M/s Incredible Infrastructure Pvt. Ltd. and M/s Eclogue Conbuild Pvt. Ltd. with M/s Utility Estates Pvt. Ltd. vide merger Order No.- 233/107/T-1/2021/5840 dated 15.09.2021 passed by Regional Director (NR), Ministry of Corporate Affairs, Govt. of India. The detail of registered title deeds is annexed herewith as <u>Annexure-1</u> . The merger order

		along with sale deeds already had been uploaded on portal and also hard copies thereof also have been submitted at RERA Head Office. So, registered agreement between previous land owners and M/s Utility Estates Pvt. Ltd. is not required.
02	As per the floor plan, the number of sanctioned units is 5 while in inventory details 108 units have been mentioned.	There are total 108 units in the proposed project, which has been categorically shown in the 05 floor plans. All 05 floor plans had also been uploaded on the web portal. However, due to some inadvertence, number of floors i.e. 05 have been shown as number of units in the area chart on the layout plan. Further, correct number of units i.e. 108 had already been uploaded in the inventory details. The floor wise units are as follows:- (1) Lower Ground floor - 13 (2) Ground Floor - 13 (3) First Floor - 13 (4) Second Floor - 34 (5) Third Floor - 35 Total Units = 108
03	Full registration number of CA is not given	The full registration number of CA is CA/80/5769 and same has already been uploaded on web portal.
04	Some points of development work brief description is not given.	The required brief description of development work has already been explained / mentioned at the relevant place on the web portal. However, N.A. has been mentioned against the fields, which are not relevant / applicable to our project.
05	RA 1 certificate is not as per the format	At the time of making application for RERA registration, we had uploaded RA 1 certificate in accordance with the guidelines issued by U.P. RERA on 13 May' 2023. However, U.P. RERA has issued the revised guide lines in this regard on 29 Nov' 2023. We have already applied to our banker to carryout change in nomenclature of bank accounts in accordance with revised guidelines dated 29 Nov' 2023, copy of letter submitted to the bank is annexed herewith as <u>Annexure-2</u> . As and when, our banker will carryout changes in the nomenclature of bank accounts, we will immediately upload the revised RA 1 certificate as per applicable format.
06	Number of projects launched	The detailed explanatory note is annexed



	in the past 5 years have not been up dated.	herewith as <u>Annexure-3</u> .
07	Address partner and director is not been at correct place.	The Aadhar Card of both the Directors of Promoter Company have been uploaded at correct place.

Hence, it is humbly requested that the abovementioned project may please be registered with UPRERA under the provisions of The Real Estate (Regulation & Development) Act, 2016 on priority.

Your kind and early action shall be highly appreciated.

Yours truly,
For M/s Utility Estates Pvt. Ltd.,


(Authorised Signatory)

Encl : As above stated

ANNEXURE-1

Utility Estates Private Limited Promoter of Proposed Project i.e. Aditya SCO Complex had become owner of the following land of the Project vide Merger of Companies i.e. Incredible Infrastructure Private Limited, Eclogue Conbuild Private Limited & other in to Utility Estates Private Limited vide merger order bearing no. 233/107/t-1/2021/5840 dated 15.09.2021 Passed by Dr. Raj Singh, Regional Director (NR) Ministry of Corporate Affairs, Govt. of India, New Delhi.

S. No.	Name of Previous owner as per Registered Deed	Details of Registered Deed
1	Incredible Infrastructure Private Limited	Bahi No. 1, Jild No. 11998, Pages 115 – 206, Registration No. 3477 Date- 09.05.2014
2	Eclogue Conbuild Private Limited	Bahi No. 1, Jild No. 11999, Pages 211 – 332, Registration No. 3487 Date- 09.05.2014

For Utility Estates Private Limited

Authorized Signatory

UTILITY ESTATES PRIVATE LIMITED

CIN : U45202DL2001PTC113391

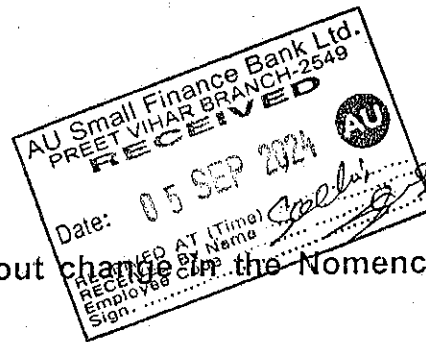
Regd. Office : 11, New Rajdhani Enclave, Vikas Marg, Delhi-110092

Email : utilityestates1979@gmail.com

Date : 05.09.2024

To

The Branch Manager,
AU Small Finance Bank,
Preet Vihar Branch,
11, New Rajdhani Enclave,
Vikas Marg, Delhi-110092.



Subject: Request to carry out change in the Nomenclature of Bank Accounts

Dear Sir,

We would like to state that our company had opened 3 bank accounts with your bank in Indirapuram Branch, Ghaziabad for obtaining registration for our project, "Aditya SCO Complex". We have to change the Nomenclature of the bank accounts in accordance with the latest guidelines bearing No.14297/Separate Account/F&A/2023-24 dated 29.11.2023 issued by Uttar Pradesh Real Estate Regulatory Authority, Naveen Bhavan, Rajya Niyojan Sansthan, Kala Kankar House, Old Hyderabad, Lucknow-226007. Copy of Guidelines attached.

You are requested to carry out change in the Nomenclature of Bank Account in the following manner:

Sl.No.	Type of Account	Existing Nomenclature of Bank Account	Proposed Nomenclature of Bank Account
1.	Collection Account	Utility Estates Private Limited Aditya SCO Complex Collection Account	Utility Estates Private Limited-Collection Account For Aditya SCO Complex
2.	Separate Account	Utility Estates Private Limited Aditya SCO Complex Separate Bank Account	Utility Estates Private Limited-Separate Bank Account For Aditya SCO Complex

For Utility Estates Private Limited

Authorized Signatory

3.	Transaction Account	Utility Estates Private Limited Aditya SCO Complex Rera Transaction Account	Utility Estates Private Limited- Rera Transaction Account For Aditya SCO Complex
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Kindly do the needful as soon as possible, as we need to give the intimation regarding change in Nomenclature of Bank Accounts to UP RERA Authority.

Thanking you,

Sincerely yours,

For Utility Estates Private Limited
~~For Utility Estates Private Limited~~

Director Authorized Signatory

Encl: As above

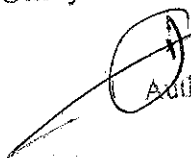
For Utility Estates Private Limited

Authorized Signatory

NOTE REGARDING M/S. UTILITY ESTATES PRIVATE LIMITED
SHOWN AS CO-PROMOTER

1. M/s Utility Estates Private Limited has not developed & launched any project till now, therefore, the field related to number of projects developed by M/s. Utility Estates Private Limited has been shown as NIL, while applying for registration of project, "Aditya SCO Complex" in Utility Estates Private Limited.
2. In three projects, AIGIN Royal Park, VVIP Namah and Vrinda Homes-2, M/s. Utility Estates Private Limited has been shown as Co-Promoter, only because of map were approved in the name of M/s Utility Estates Private Limited.
 - a) In all of the above said 3 projects, the Maps were approved in the name of M/s. Utility Estates Private Limited whereas later on the Land of the respective projects were transferred by M/s. Utility Estates Private Limited to various separate entities.
 - b) Thereafter, those separate entities got their projects registered with UP RERA.
 - c) Thereafter, the projects were launched by those separate entities which are totally in control of those projects, wherein M/s. Utility Estates Private Limited don't have any role to play.
 - d) M/s. Utility Estates Private Limited has been made as a Co-Promoter by UP Rera Authority only for the reason that Maps were approved in the name of M/s. Utility Estates Private Limited.

For Utility Estates Private Limited

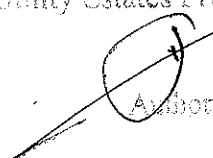

Authorized Signatory

We can summarise the above position in the following table :

Table

Sl. No.	Name of Projects	Name of Developer	UP RERA Registration Number & Date	Map Approval Date	Deed Registration Detail
1	AIGIN Royal Park	AIG Buildcon Private Limited	UPRERAPRJ844481 Dated 22.07.2023	31-07-2014, Revised on 19-07-2017 and Further Revised on 15-05-2023	24-05-2023
2	VVIP Namah	VVIP EMS Infrahome	UPRERAPRJ576907 Dated 09.08.2023	31-07-2014, Revised on 19-07-2017 and Further Revised on 15-05-2023	26-06-2015
3	Vrinda Homes-2	Shubhhomes Realcon Private Limited	UPRERAPRJ640924 Dated : 30-11-2021	21.05.2014 & 14.03.2019	26-06-2019

For Utility Estates Private Limited


Authorized Signatory

UTILITY ESTATES PRIVATE LIMITED

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Regd. Office: 11, New Rajdhani Enclave, Vikas Marg, Delhi-110092

Phone: 011-43432210, 43432222

Email: uepl.rera@gmail.com

Date: 17 Aug' 2024

To,
The Technical Adviser,
Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhavan, Rajya Niyojan Sansthan,
Kalakankar House, Old Hyderabad,
Lucknow, Uttar Pradesh – 226007

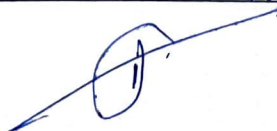
Sub: **Regarding Registration of project "ADITYA SCO COMPLEX" at Commercial Plot No.- 02, Park Town Integrated Township, at Village Shahpur Bamheta, N. H. -24, Ghaziabad, "Registration ID No.- ID1181762."**

Respected Sir,

We have applied for registration of abovementioned project under the provisions of The Real Estate (Regulation & Development) Act, 2016 vide **"Registration ID No.- ID1181762"**, and we have been intimated regarding some observations vide your letter No.- 1408241/U.P.- RERA/ P.R./2024-25 dated 14.08.2024.

So, all the observations as envisaged vide abovementioned letter have been rectified and all required / necessary information / documents / drawings have been incorporated / edited / uploaded on UPRERA portal accordingly. Further, the point wise reply and justification of abovementioned observation letter is as following:-

Sl. No.	Observation	Reply with Justification
01	Number of projects launched in the past 5 years have not been updated. The address proof document of the Director has not been uploaded.	The Promoter M/s Utility Estates Pvt. Ltd has not launched any project in the past 5 years. The address proof document of the Director (ADHAR CARD) has been uploaded on portal.
02	The superimposition of the layout on the revenue signed by an architect is not uploaded. As per the floor plan, the number of sanctioned units is 5 while in inventory details 108 units have been mentioned.	The superimposition of the layout on the revenue map is signed by Architect and owner has been uploaded on portal. The observation mentioned that as per the floor plan, the number of sanctioned units is 5 is totally wrong. Because, as per sanctioned building plans of project uploaded on portal, the number of units 13 each are on Lower Ground, Ground and First Floors (total 39), 34 units are on Second Floor and 35 units are on Third Floor. So Total units are 108 as mentioned in inventory details on portal.



03	Some points of development work brief description is not given. The project district and project bank account district are not the same	The required brief description of development work has been given and for irrelevant / not applicable work description, it is mentioned as N.A. Regarding the Bank Accounts, it is submitted that the Bank Accounts have been shifted from Sector- 50, Noida Branch to the Indirapuram, Ghaziabad Branch in same District, where the project is situated and accordingly, the revised Form RA1, Operating Instruction to Bank and acceptance of Bank are uploaded on portal.
04	In Architect license number, full number is not given.	The Architect license number is mentioned in full form on portal.
05	All the land owners are not made as the promoters of the project and no registered agreement between them is uploaded. Demarcate the area on land on which the project is being brought. Also, provide information about the project on the remaining land if any.	The land owners for this project are M/s Ineredible Infrastructure Pvt. Ltd. and M/s Eclogue Conbuild Pvt. Ltd. and both Companies had been already merged with M/s Utility Estates Pvt. Ltd vide Order No.- 233/107/T-1/2021/5840 dated 15.09.2021 passed by Regional Director (NR), Ministry of Corporate Affairs, Govt. of India and same has been uploaded on portal. So, registered agreement between them is not required. The area of land on which this project is being developed is demarcated on superimposition map and uploaded on portal. Regarding remaining land, it brought to your kind notice that this project is a very small part of Integrated Township, which is being developed in phases. So, some portion of this Township has been already developed and some portion of same is kept for future development.
06	It is not clear if the electrical system is on which floor and the location and capacity of the sump pump. Fire NOC is not uploaded.	The electrical system is on Ground floor and the location and capacity of the sump pump is marked on revised uploaded drawing. Fire NOC is uploaded on portal in Other head.

Apart from uploading the all required documents / drawings on portal, we are submitting the same along with this letter. Hence, it is humbly requested that the abovementioned project may please be registered with UPRERA under the provisions of The Real Estate (Regulation & Development) Act, 2016 on priority.

Your kind and early action shall be highly appreciated.

Yours truly,
for M/s Utility Estates Pvt. Ltd.,


(Authorised Signatory)

Encl : As above stated.

प्रारूप-घ (संलग्नक-3)

औपबन्धिक (प्रोविजनल) अनापत्ति प्रमाणपत्र

यूआईडी संख्या: UPFS/2024/122964/GZB/GHAZIABAD/7090/CFO

दिनांक: 29-06-2024

प्रमाणित किया जाता है कि मेसर्स **UTILITY ESTATES PRIVATE LIMITED** (भवन/प्रतिष्ठान का नाम) पता **ADITYA SCO COMPLEX BUILDING ZONAL SHOPPING CENTER, COMM. PLOT No. 02, PARK TOWN, INTEGRATED TOWNSHIP, GHAZIABAD** तहसील - **GHAZIABAD** प्लॉट एरिया **3491.61 sq.mt** (वर्गमीटर), कुल कवर्ड एरिया **10689.05** (वर्गमीटर), ब्लॉकों की संख्या **1** जिसमें

ब्लॉक/टावर	प्रत्येक ब्लॉक में तलों की संख्या	बेसमेंट की संख्या	ऊँचाई
ADITYA SCO COMPLEX	5	1	17.95 mt.

है। भवन का अधिभोग मेसर्स **UTILITY ESTATES PRIVATE LIMITED** द्वारा किया जायेगा। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाओं का प्राविधान एन0बी0सी0 एवं तत्संबंधी भारतीय मानक ब्यूरो के आई0एस0 के अनुसार किया गया है। इस भवन को औपबन्धिक अनापत्ति प्रमाणपत्र, एन0बी0सी0 की अधिभोग श्रेणी **Mercantile** के अन्तर्गत इस शर्त के साथ निर्गत किया जा रहा है कि प्रस्तावित भवन में अधिभोग श्रेणी के अनुसार सभी अग्निशमन व्यवस्थाओं के मानकों का अनुपालन पूर्ण रूप से किया जायेगा तथा भवन के निर्माण के पश्चात भवन के अधिभोग से पूर्व अग्नि सुरक्षा प्रमाण पत्र प्राप्त किया जायेगा। ऐसा न करने पर निर्गत प्रोविजनल अनापत्ति प्रमाणपत्र स्वतः ही निरस्त मान लिया जायेगा, जिसके लिए मेसर्स **UTILITY ESTATES PRIVATE LIMITED** अधिभोगी पूर्ण रूप से जिम्मेदार होगा/होगे।

Note :-

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

Note :-

निर्गत किये जाने का दिनांक : 02-07-2024
स्थान : GHAZIABAD

हस्ताक्षर (निर्गमन अधिकारी)
(मुख्य अग्निशमन अधिकारी)



Digitally Signed By
(Rahul Pal)

[AC551D1C1977602518FD17F7DCFB9B10AD96EDA]

02-07-2024

UTILITY ESTATES PRIVATE LIMITED

CIN : U45202DL2001PTC113391

Regd. Office : 11, New Rajdhani Enclave, Vikas Marg, Delhi-110092

Email : utilityestates1979@gmail.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE BOARD MEETING OF UTILITY ESTATES PRIVATE LIMITED HELD ON MONDAY, THE 29TH DAY OF JULY, 2024 AT 10.30 AM AT ITS REGISTERED OFFICE SITUATED AT 11, NEW RAJDHANI ENCLAVE, VIKAS MARG, DELHI-110092

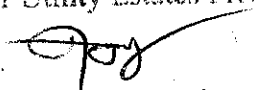
“RESOLVED THAT the application for registration in the name of company be made before the Real Estate Regulatory Authority, Lucknow, Uttar Pradesh, in respect of the Project “Aditya SCO Complex” situated at Plot No. Commercial-2, Park Town Integrated Township, Shahpur Bamheta, Pargana Dasna, Tehsil & District Ghaziabad, UP – 201002.

RESOLVED FURTHER THAT Mr. Bir Singh Pundir, 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. Bir Singh Pundir, 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 True Copy
For Utility Estates Private Limited**

For Utility Estates Private Limited


Authorized Signatory
(Uma Agarwal)
Director
DIN: 01206401