

STELLAR BUILDHOME PRIVATE LIMITED

Dated 13th May, 2021

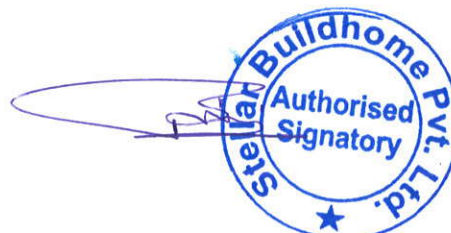
Shri Vijay Bahadur Singh
Technical Advisor
UP Real Estate Regulatory Authority
Old Hyderabad
Lucknow-226007

Dear Sir,

Reg: RERA registration of "Stellar Vatika" project being developed by M/s Stellar Buildhome Private Ltd-
Application ID-245476

We have uploaded the relevant details on 15/04/2021 for registration of our Project Stellar Vatika. Subsequent to this we have received a letter on 26/04/2021 pointing out some shortcoming in the documentation. Point wise reply to your queries are as under:-

Sl.No	Queries raised by RERA dated 26/04/2021	Our reply
1	The Sanction letter is not uploaded	We have not received any sanction letter from HPDA. We have only received the digitally signed approved plans.
2	In the uploaded approved map Mr.Arvind Singh's name is mentioned, hence need an explanation	While submitting the Plans for approval, Mr.Arvind Singh was the authorized signatory of the Company, Hence the name of Arvind is appearing the Map..
3	Project Bank account is not in project district also 3 separate account in form of RA-1 is required to be uploaded	Details of 3 separate accounts are enclosed as Annexure-1
4	Encumbrance details from an advocate having 10 years of experience in land related matters are needed	Due to lockdown, the advocate offices are not functioning. Also note that the land owned by us is unencumbered and an affidavit is submitted to the Authority in this regard. Please issue us a conditional registration and we will submit the same immediately on lifting the lockdown by the Govt.
5	Please explain the relevant area as per the map and uploaded document, Latest Khatauni extract for the applied project area for the relevant kahasra is required to be uploaded	Area details are enclosed as Annexure-2. The total area as per uploaded document is 18860 Sq.m and out of which we have utilized 11741 Sq.M towards this project & 98.29 Sq. M towards Road Widening. Also the latest Khatauni is uploaded.



Regd. Office : B-29, Sheikh Sarai, Phase-1, New Delhi-110017 PH.: 41831920

Corp. Off. : C-56/9, Sector-62, Noida-201309 (U.P.) Ph. : 0120-4550250

E-mail : stellarbuildhome@gmail.com

CIN : U72300DL2005PTC143093

STELLAR BUILDHOME PRIVATE LIMITED

6	CA Certificate and the affidavit in the form of Form-B are not uploaded	CA Certificate uploaded
7	Engineer and Architect certificate are illegible	Legible copies of the certificates are uploaded

You are requested to register our project at the earliest so that we can start marketing the Project. Regarding Encumbrance details from an advocate having 10 years of experience, we will submit the same within 10 days of lifting the lockdown by Govt.

Thanking You,

Yours faithfully

For Stellar Buildhome Private Ltd


Authorised Signatory

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Annexure-1

Sl. No.	Bank Account Number	Account Name	Bank	Branch	IFC	Type of Account
1	50200055117852	Stellar Buildhome Pvt Ltd	HDFC Bank Ltd.	Sect-62, Noida	HDFC0002649	Collection Account
2	50200055117888	Stellar Buildhome Pvt Ltd	HDFC Bank Ltd.	Sect-62, Noida	HDFC0002649	Separate Bank Account
3	50200055117891	Stellar Buildhome Pvt Ltd	HDFC Bank Ltd.	Sect-62, Noida	HDFC0002649	RERA Transaction Account



Annexure-2

Khasra No.	Buyer	Seller (Final)	Registry No.	Dated	Area Of Registry (Hectares)	Total Area of Khasra (Hectares)	Total Area of Khasra (Sq. Mtr.)	Total Area Utilized for Stellar Vatika (Sq. Mt.)
114	M/s. Stellar Buildhome Pvt. Ltd.	Mr. Jile Singh	2825	15/03/2014	0.333	0.3330	3330	1845.0200
115	M/s. Stellar Buildhome Pvt. Ltd.	Mr. Suraj Singh & Mr. Mohipal Singh	2826	15/03/2014	0.3210	0.3210	3210	1773.9900
117 (3/4)	M/s. Elegint IT System Pvt. Ltd.	Mr. Sauabh Kumar Gupta	10801	22/09/2012	0.85275	1.1370	11370	7269.9900
117 (1/4)	M/s. Elegint IT System Pvt. Ltd.	M/s. Yureka bilders Pvt. Ltd.	2512	31/03/2013	0.28425			
107, 116, 118 , 119 & 120 (1/4)	M/s. Elegint IT System Pvt. Ltd.	M/s. Vinayak kamnet Pvt. Ltd.	7066	30/07/2013	0.02375	0.0950	950	950.0000
118 , 119 & 120 (3/4)	M/s. Elegint IT System Pvt. Ltd.	Smt. Anchal	10800	22/09/2012	0.0713			
Total						1.8860	18860.000	11839.000

