

September 13, 2022

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

Kind Attn: **Sh. Amrish Kumar, The Technical Advisor**

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

Sub: **Reply to RERA Letter Ref No. 0909222/UPRERA/Pari.Panji./2022-23 dated 09.09.2022 for project UCHDPL-VERIDIA-4-OAKWOOD ENCLAVE under process of registration with application no. ID554202**

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

Sales Pavilion  
Sardar Kulwant Singh Chhatrasal  
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 your above said letter 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 sale deeds of the project land are not uploaded.	<table> <tr> <th>S. No.</th><th>Khasra No.</th><th>Description</th></tr> <tr> <td>1</td><td>234</td><td>Khatauni Uploaded.</td></tr> <tr> <td>2</td><td>235</td><td>Khatauni Uploaded.</td></tr> <tr> <td>3</td><td>237</td><td>Lease Deed Uploaded.</td></tr> <tr> <td>4</td><td>238</td><td>Khatauni Uploaded.</td></tr> <tr> <td>5</td><td>239</td><td>Lease Deed Uploaded.</td></tr> <tr> <td>6</td><td>241</td><td>Lease Deed Uploaded.</td></tr> </table> <p>Uploaded. Copy enclosed as <b>Annex-1.</b></p>	S. No.	Khasra No.	Description	1	234	Khatauni Uploaded.	2	235	Khatauni Uploaded.	3	237	Lease Deed Uploaded.	4	238	Khatauni Uploaded.	5	239	Lease Deed Uploaded.	6	241	Lease Deed Uploaded.
S. No.	Khasra No.	Description																					
1	234	Khatauni Uploaded.																					
2	235	Khatauni Uploaded.																					
3	237	Lease Deed Uploaded.																					
4	238	Khatauni Uploaded.																					
5	239	Lease Deed Uploaded.																					
6	241	Lease Deed Uploaded.																					
2.	The detail of encumbrances is not uploaded.	Uploaded in Section "Details of Encumbrances". Copy enclosed as <b>Annex-2.</b>																					
3.	In CA Certificate, details in point number 7 are not filled.	Since the project is under RERA registration, the project has not been launched and hence there is no sale proceeds until now. Therefore, the detail in point number (7) is 0. Needful has been done and uploaded in the website, copy enclosed as <b>Annex-3.</b>																					
4.	Project cost is irrelevant.	The project cost has been corrected and updated in the website.																					
5.	Electricity supply plan, water supply plan and waste disposal plan are blurry and unreadable.	Legible copies of the plans have been uploaded and copies enclosed as <b>Annex-4.</b>																					



6.	<p>Upload the Aadhar card details of the promoter.</p> <p>Also, kindly mention the details of bookings, sales and advertisement 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 / Plot number as proposed for this project.</p>	<p>Aadhar Card details have been updated on the website. Copy enclosed as <b>Annex-5</b>.</p> <p>Affidavit enclosed (<b>Annex-6</b>) &amp; uploaded <i>Section "Other" (last one)</i></p>
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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



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Law Offices

*Private & Confidential*  
*Attorney Client Privileged Communication*

**LV/UCPL-TSR-03**

**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 PRDESH-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 3.90 Acres (15767.85 Square Meters) in Village Bayana, Tehsil Ghaziabad, District Ghaziabad, Uttar Pradesh for T-4, GH-02, Sector-1, Wave City (Oakwood Floors)  Project Area Khasra Numbers/Area in Square

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		<p>Meters</p> <p>234-9331.72 Square Meters 235-3859.59 Square Meters 237-1298.06 Square Meters 238-102.6 Square Meters 239-1107.13 Square Meters 241-68.75 Square Meters</p> <p>The Project Area is part of the following land acquired by M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd</p> <p>Khasra Numbers/ Area in Hectares:</p> <p>234-4.2720 Hectares 235-2.4100 Hectares 237-01710 Hectares 238-1.2940 Hectares 239-0.7900 Hectares 241-0.0160 Hectares</p>
4	<b>Nature of Property</b>	The Land was acquired for the purpose of Hi-Tech Township in Ghaziabad District
4	<b>List of Title Deeds / Documents perused</b>	<p>Khatauni for the Fasli Year 1426-1431 (01 July 2018 to 30 June 2024) for Village Bayana (Dasna), Ghaziabad, Uttar Pradesh in the name of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd</p> <p>234-4.2720 Hectares 235-2.4100 Hectares 237-01710 Hectares 238-1.2940 Hectares 239-0.7900 Hectares 241-0.0160 Hectares</p>

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5.	<b>Tracing of Title and investigation of Title</b>	<p>M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd has acquired the title rights in the given below Khasra Numbers of the land situated in Village Bayana (Dasna), Ghaziabad, Uttar Pradesh</p> <p>234-4.2720 Hectares 235-2.4100 Hectares 237-01710 Hectares 238-1.2940 Hectares 239-0.7900 Hectares 241-0.0160 Hectares</p> <p>The aforesaid Khasra Numbers transferred in favour of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd have been recorded in the name of M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd</p>
6.	<b>Whether any additional document is required to complete the report</b>	Title Document executed for the acquired Khasra Numbers
7.	<b>Particulars of Tax / Revenue receipts studied</b>	NA
8.	<b>Particulars of Encumbrance Certificates / Search Notes</b>	Encumbrance has been verified and Certificate can be obtained on instructions
9.	<b>Particulars of any charges / encumbrances found to be recorded / registered on the property.</b>	No Encumbrance have been found
10.	<b>Documents perused in support of possession of Property</b>	Possession has been handed over to M/s Uppal Chadha Hi-Tech Developers Pvt. Ltd

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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 Land acquired for the purpose of Hi-Tech Township in Ghaziabad District
14.	If Agricultural Land, permission of Revenue Authority is required	NA
15.	Any other deficiency or restriction in title	Property 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 2022140028462 dated 08-08-2022
17.	Additional documents (if any obtained)	None

### CERTIFICATE

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: 08-08-2022



भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक सदर पंचम  
गाजियाबाद

क्रम संख्या 2022140028462

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 08/08/2022

प्रस्तुतकर्ता या प्रार्थी का नाम प्रशांत कुमार एड

लेख का प्रकार: मुआयना 2022 वर्ष से 2022 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दतार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

10

शुल्क-वसूल करने का दिनांक

08/08/2022

दिनांक जब लेख प्रतिलिपि या तलाश

08/08/2022

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सब रजिस्ट्रार पंचम  
गाजियाबाद

08/08/2022 1:47 PM





CHARTERED ACCOUNTANT'S CERTIFICATE			
(FOR THE PURPOSE OF WITHDRAWAL OF MONEY FROM DESIGNATED ACCOUNT OF PROJECT)			
Information as on 31-07-2022			
<b>Subject:</b> Certificate of amount incurred on UCHDPL-Veridia-4-OakWood Enclave, for Construction of Tower/Block/Buildin (s) Tower-4 situated on Khasra no./Plot No. <u>GH-2, Sector-01, Wave City Ghaziabad</u> , demarcated, in Tehsil Sadar Ghaziabad, Dist. Ghaziabad by its boundaries (latitude and longitude of the end-points) <u>28.6603</u> to the North <u>28.6593</u> to the South <u>77.4962</u> to the East <u>77.4937</u> to the West of Tehsil <u>Ghaziabad</u> Competent Authority/ <u>Ghaziabad Development Authority</u> , District <u>Ghaziabad</u> , PIN <u>201002</u> admeasuring <u>15,768.00</u> sq. meter area, being developed by M/s <u>UPPAL CHADHA HITECH DEVELOPERS PVT. LTD</u> [Promoter] having <u>RERA Registration No. AF, Designated A/C No. 922020036763259</u> - Bank Name <u>Axis BANK LTD.</u>			
TOTAL NUMBER OF DWELLING UNITS IN THE PROJECT IS 160			
		Rs.in lacs	As on 31-July-22
S.No.	Particulars	Total Cost Estimated	Amount Incurred (actual out-flow) till now
1	2	3	4
1	<b>Land Cost</b> (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.	464.52	464.52
	SUB TOTAL LAND COST (In Rs.)	464.52	464.52
S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) till now
1	2	3	4
2	<b>Project Clearance Fees</b> (a) Fees paid to RERA (b) Fees paid to Local Authority (c) Consultant/Architect Fees (directly attributable to project) (d) Any other (specify)	15.00  114.16	
	SUB TOTAL FEES PAID (in Rs.)	129.16	
3A	<b>Cost of Development And construction</b> (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;	16,519.81	
	(d) Cost of Salary and Wages (excluding cost of salaries of employees of the company not directly attached to project);	495.00	
	Sub Total of Construction Cost (in Rs.) (sum of (a) to (d) of Row 3a)	17,014.81	
3B	Cost of construction Incurred (As Certified by Project Engineer)	16,519.81	
3C	Total Construction Cost (Lower of 3A and 3B.)	16,519.81	
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)	1,500.00	
	TOTAL DEVELOPMENT AND CONSTRUCTION COST (Row 3C +3D)	18,019.81	
3			
4	TOTAL COST OF PROJECT (Row 1+ Row 2+ Row 3)	18,613.49	464.52





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 )%	2.50
7	Total amount received till date since Inception of the Project (in Rs.)	0.00
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 )	464.52
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)	464.52

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

For Mehrotra Seth & Associates

Chartered Accountant

Firm Reg. No. :- 008315N



Manish Raheja

M. No. 508372

UDIN:- 22508372APORNE9739



Date:- 22/08/2022

Place:- New Delhi



INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Signature

ACC Name - Vikas Chauhan ACC Code - UP14003304

ACC No. - 14003304 - 0540079101

License No. - 170/2018, Tehsil &amp; Distric - G.B. Nagar

Certificate No. : IN-UP93703969315249U  
 Certificate Issued Date : 13-Sep-2022 11:02 AM  
 Account Reference : NEWIMPACC (SV)/ up14003304/ NOIDA/ UP-GBN  
 Unique Doc. Reference : SUBIN-UPUP1400330480024769596858U  
 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

**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:

**Statutory Alert:**

1. The authenticity of the Stamp certificate should be verified at your solicitor's office or using e-Stamp Mobile App or e-Stamp Mobile App. Any discrepancy in the details on this Certificate and as available on the e-Stamp 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-Veridia-4-Oakwood Enclave** in Wave City Ghaziabad, UP.
- 2 That there have been no bookings/sales/advertisement of the products of this project as on date i.e. 14.09.2022.
- 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 14<sup>th</sup> day of September, 2022 that the facts stated above are true to the best of my knowledge and belief.



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

**16 SEP 2022**





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 विशिष्ट पहचान प्राधिकरण  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

पता:

संबोधित: चुन्नी लाल गुप्ता,  
श्री-68, मरिगा बिहार  
बैतपुर, दक्षिण दिल्ली,  
दिल्ली - 110044

Address:

S/O Chundi Lal Gupta, G-68, Sector  
Vihar, Jaspur, South Delhi,  
Delhi - 110044

6725 9326 8976

Aadhaar-Aam Admi ka Adhikar



भारत सरकार  
GOVERNMENT OF INDIA



हरमंदीप सिंह कंधारी  
Harmandeep Singh Kandhari  
DOB: 26-05-1988  
Gender: Male



7153 6169 4122

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

आत्मज: गुरदीप सिंह कंधारी, सी-193,  
सेक्टर-44, नोएडा, नोएडा, गौतम बुद्ध  
नगर, गौतमबुद्ध नगर, उत्तर प्रदेश,  
201301

Address:  
S/o: Gurdeep Singh Kandhari,  
C-193, Sector-44, Noida, Noida,  
Gautam Buddha Nagar, Gautam  
Buddha Nagar, Uttar Pradesh,  
201301



1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 901

भारत सरकार  
Government of India

गिन्नी चड्ढा  
Ginni Chadha  
जन्म तिथि / DOB : 15/05/1977  
पुरुष / MALE

2030 4829 3276

मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

पता: नरेन्द्र सिंह चड्ढा, एस-559, ग्रेटर कैलाश  
पार्ट 2, साउथ दिल्ली, फोर्टिस अस्पताल के पास,  
ग्रेटर कैलाश, ग्रेटर कैलाश, दक्षिण दिल्ली, दिल्ली,  
110048  
Address: S/O Narendra Singh Chadha,  
S-559, Greater Kailash Part 2, South Delhi,  
Near Fortis Hospital, Greater Kailash,  
Greater Kailash, South Delhi, Delhi, 110048

2030 4829 3276

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