

Dated 02/12/2023

The Technical Advisor
UPRERA
Lucknow, U.P.

Dear Sir,

Subject: Clarification and Rectification of Shortcomings - Letter No. 2511231/UPRERA
Dated 25/11/2023

We are writing in response to your letter No: 2511231/UPRERA dated 25/11/2023, which highlighted certain deficiencies in our application for the registration of the Stellar One Phase-II project under Application ID ID876058.

Enclosed herewith is Annexure-1, comprising clarifications that address the queries raised. And also relevant documents have been uploaded to the UPRERA Portal, in the other plan option of Upload document Section.

We respectfully request approval for "M/s Stellar Spring Projects Pvt. Ltd." for the Project **Stellar One Phase-II.**

Thank you for your attention to this matter.

Yours sincerely,

Stellar Spring Projects Pvt. Ltd.

Authorised Signatory



Annexure - 1

Sr. No.	Query	Action taken																																																																				
1 (A)	Brief details of enterprises not uploaded on Company Letter Head.	Brief details of the enterprise in the Company letter head is uploaded in the Promoter section																																																																				
1 (B)	Number of projects registered in past 5 years are not updated.	Details of Stellar One,Phase-1 the project registered with UPRERA is uploaded																																																																				
1 (C)	Address proof and DIN Number of director is not provided.	The Directors of the Company are Mr. Ravi Mohan Sethi-DIN Number -00055220 & Mr.Akshay Mohan Sethi-DIN Number-02347886.List of Directors with their address proof are uploaded.																																																																				
1 (D)	ITR and preceding 3 years and Audited Balance Sheet of preceding years is not uploaded.	ITR and balance sheets of preceding years are uploaded- Balance sheets for FY-2021-2022 & 2022-23 and ITR for Assesment years are uploaded in the promoter section																																																																				
2 (A)	Unit-wise area not given in details of Apartments/Flats/ Shops. Kindly provide the unit wise area of apartments/ flats/shops.	<table border="1"> <thead> <tr> <th rowspan="2">Unit Type</th> <th rowspan="2">Carpet Area</th> <th rowspan="2">Balcony Area</th> <th colspan="4">No Of Units</th> <th rowspan="2">Total No Of Units</th> </tr> <tr> <th>Tower L</th> <th>Tower M</th> <th>Tower N</th> <th>Tower P</th> </tr> </thead> <tbody> <tr> <td>2BHK</td> <td>70.18</td> <td>9.37</td> <td>8</td> <td>8</td> <td>8</td> <td>-</td> <td>24</td> </tr> <tr> <td>3BHK Type I</td> <td>95.61</td> <td>21.65</td> <td>68</td> <td>68</td> <td>68</td> <td>-</td> <td>204</td> </tr> <tr> <td>3BHK Type II</td> <td>108.07</td> <td>16.89</td> <td>8</td> <td>8</td> <td>8</td> <td>-</td> <td>24</td> </tr> <tr> <td>3BHK Type III</td> <td>108.07</td> <td>23.94</td> <td>52</td> <td>52</td> <td>52</td> <td>-</td> <td>156</td> </tr> <tr> <td>3BHK Type IV</td> <td>108.07</td> <td>22.89</td> <td>16</td> <td>16</td> <td>16</td> <td>-</td> <td>48</td> </tr> <tr> <td>4 BHK</td> <td>144.79</td> <td>26.07</td> <td>-</td> <td>-</td> <td>-</td> <td>76</td> <td>76</td> </tr> <tr> <td></td> <td></td> <td></td> <td>152</td> <td>152</td> <td>152</td> <td>76</td> <td>532</td> </tr> </tbody> </table> <p>Stellar One Phase II comprise of 532 units, the carpet area & balcony area uploaded in “details of Apartments/Flats/ Shops.”</p>	Unit Type	Carpet Area	Balcony Area	No Of Units				Total No Of Units	Tower L	Tower M	Tower N	Tower P	2BHK	70.18	9.37	8	8	8	-	24	3BHK Type I	95.61	21.65	68	68	68	-	204	3BHK Type II	108.07	16.89	8	8	8	-	24	3BHK Type III	108.07	23.94	52	52	52	-	156	3BHK Type IV	108.07	22.89	16	16	16	-	48	4 BHK	144.79	26.07	-	-	-	76	76				152	152	152	76	532
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2 (B)	In bank account details Name of transaction account is not as per the prescribed format. Bank account statements are not uploaded, standing instructions to the bank is not uploaded and	Bank account details are revised as per the RERA requirement and are uploaded.Standing instruction to Bank and also Bank statemnts of all 3 accounts are uploaded																																																																				



2 (C)	bank-branch E Mail Id is not given. Upload a new. RA1 after making the changes.	Bank e-mail id is mentioned in the bank statement and is KSHITIZ.BHARDWAJ1@HDFCBANK.COM . Revised RA1 is also uploaded.
3	The lesse of the land has formed a special purpose company, the member firms of the special purpose company are not added as the promoters. The allotment letter uploaded is not relevant. Kindly explain.	Deatils are mentioned as per the enclosed letter(Annexure - 2). All consortium members hold shares as stakeholders in the Company, M/s Stellar Spring Projects Pvt. Ltd. remains the sole Promoter. Since the entire project is developed and sold under the approvals in the name of M/s Stellar Spring Projects Pvt. Ltd., the members of the special purpose company do not need to be considered separate promoters.
4 (A)	In CA certificate the empty numerical fields have been marked as "-" kindly fill 0 in place of "-" .	CA Certificate duly filled in "0" in place of "-" is uploaded
4 (B)	The engineer and architect certificate are not on the letter head.	Duly sugned Engineer and Architect Certificates in the letter heads are enclosed
4 (C)	In development work plan layout is uploaded.	Development work plan uploaded
4 (D)	Agreement to sale, address of the project and Sajra Plan are not uploaded.	Agreement to sale uploaded.Since the entire land is acquired by Greater Noida Authority and sold to us after development as per the Master plan of the Authority . Hence no sarja plan is available .We have uploaded the GNIDA Plan showing the project address. In theother plan (3rd No.) of Upload Document document Section.
5	In encumbrance certificate the land search document is valid till 2020, kindly upload the latest report and a certificate from an advocate with more than 10 years of experience in land related cases.	Revised certificate which has current validity also uploaded.The advocate has more than 20 years experience in land related cases
6 (A)	The end date in point 3 of the affidavit is not the same as given in project details and the board_s resolution of making Mr. Benny an authorized signatory is not provided.	Necessary correctiuons have been made .Board resolution of Mr.Benny John is also uploaded along with the affidavit.
6 (B)	In financial QPR targets are not set correctly few quarters are set as 0 while few quarters have not been set.	All the quarters have been set

MRZ



Annexure - 2

To,
The Technical Advisor
UPRERA
Lucknow, U.P.

Dated : 02/12/2023

Sir,

Regarding- Adding member firms of the special purpose Company as Promoters.

Our request for the registration of the Stellar One Phase-II project was submitted with the application ID- ID876058. We have received feedback regarding shortcomings in the application, and queries were conveyed to us in your letter numbered 2511231/UPRERA dated 25/11/2023. As per query number 3, the lessee of the land has formed a special purpose company, the member firms of the special purpose company are not added as promoters. The Allotment letter uploaded is not relevant please explain.

In our case, the land in question is owned by "M/s Stellar Spring Projects Pvt. Ltd," which is the "Lessee" under the Lease deed for plot dated 14/08/2014. As per the clause 1 at Page 8 of the Lease deed, the Lessee has to execute and construct the project on the plot. Also as per clause III(C) at page 6 of the Lease deed, Lessee has to construct the group housing and allot the flats to allottees on sub lease deed.

The consortium members in Special purpose Company are only shareholders of the Company.

"Promoter" is defined under section 2(zk) in sub section(i) as person who develop the land into project. In this reference also it is submitted that SPPL is the Promoter under RERA, the consortium members playing no role in construction or sale of project. SPPL is the landowner acting as a lessee and developer, and the company also sells the apartments.

It is pertinent to highlight that "M/s Stellar Spring Projects Pvt. Ltd" (UPRERAPRM8082) acted as the sole promoter for the initial phase (Stellar One-Phase-1) of the project, duly acknowledged by RERA under registration number UPRERAPRJ6209 on 31/07/2017. This phase was successfully completed with the issuance of the Completion Certificate on 14/02/2020 and Sub lease deeds in favour of the allottees where executed by "M/s Stellar Spring Projects Pvt. Ltd".

Therefore, I kindly request the approval be granted in the name of "M/s Stellar Spring Projects Pvt. Ltd." as the sole promoter for UPRERA purposes.

We have also uploaded the Possession certificate and also allotment letter for your reference.

Thanking You

Yours sincerely

For Stellar Spring Projects Pvt. Ltd.

Authorised Signatory.

