

To,
UP Real Estate Regulatory Authority,
Navin Bhawan, Rajya Niyojan Sansthan,
Kalakankar House, Purana Hyderabad,
Lucknow, Uttar Pradesh- 226007.

Date: 27.09.2023

Sub: Registration of Project "Brookside Valley" in UP RERA under Project Id ID848626.

We have applied for Registration of our Project "Brookside Valley" in UP RERA on 09.09.2023. The registration ID as allotted by UP RERA is ID848626. We are in receipt of letter dated 25.09.2023 requiring information/ documents with respect to the registration.

1. The land is owned by both the companies having common shareholders and directorship and the companies have a consortium agreement dated 11.08.2023 which is uploaded in portal in "Others" tab of Documents Upload. The consortium is formed for efficient execution of the project and Sharda Garments Pvt Ltd is Lead Member as per this consortium. A copy of consortium is attached herewith as "Annexure A"

The Project Specification are attached herewith as "Annexure B" and also uploaded on the portal in "Upload Specification" field of Plan Details.

2. The Project is located in Ghaziabad which comes under NCR and the RERA designated Bank Account Branch is conveniently located for the Project. The Bank Accounts are opened in Delhi due to ease of operations as our previous bank accounts are held in the same bank. In today's digital world all the banks have resorted to online banking and provide several other facilities to ease the banking operations to distant account holders including banking at any branches.

Please refer Clause no 6(i)(d) "Changing the Bank Account of the Project" of Circular 10460/ Separate Account/ F&A/ 2020-21 dated 24.12.2020 "Real Estate Project (Maintenance and Operation of Separate Bank Account)", which states that "The bank account is with a bank outside the district where the project is located. **For ease of operation, the promoters may be allowed to retain the accounts of the ongoing projects located in NCR with the banks located in Delhi and NCR.**

As per above clause promotor located in NCR region can operate bank account in Delhi.

The Three Bank Accounts are as mentioned below:

S.N	Account Number	Type of Account
1.	14510200013086	Collection Account (100%)
2.	14510200013052	Separate Account (70%)
3.	14510200013078	Transaction Account (30%)

The standing instruction given by the promoter to the bank dated 19.08.2023 to auto transfer 70% to Separate Account and 30% to Transaction accounts were uploaded at "Bank Details" on the portal. The same are attached herewith as "Annexure C".

3. The Khatauni of the land and the khasra number, area and land ownership highlighted is attached herewith as "Annexure D" and also uploaded on the portal.
4. The map of the project is approved from Ghaziabad development Authority for 5 years upto 09.07.2028. The time period of completion is taken same as approval period. The correct project time period is updated in Form B and updated Form B is attached herewith as "Annexure E" and also uploaded on the portal under Affidavits of Documents Uploaded tab.
5. The revised CA Certificate is attached as "Annexure F" and also uploaded on the portal under CA Certificate of Documents Uploaded tab.

For Sharda Garments Pvt Ltd

For SHARDA GARMENTS PVT. LTD.

Director

Authorised Signatory

Enclosed: As above