



SOLID PROPERTIES (P) LTD.

CIN No. U74899DL1988PTC033108

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Dated 21.08.2019

To,

Chief Engineer / Technical Advisor,
Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala Kankar House, Old Hyderabad,
Lucknow, PIN - 226007

Sub.:- Registration of Express One Project, Ghaziabad, Uttar Pradesh under Uttar Pradesh Real Estate Regulatory Authority (UP RERA).

Ref.:- Application ID No. - 20640.

Dear Sir,

Please refer your Letter No. - 1508193 / UP - RERA / Prj. Reg. / 2018-19 Dated -15.08.2019.
We would like to submit as under:-

1. a) The Area Chart is in drawing no. 01 "Area Details" of the layout map. The said drawing has been uploaded in the Portal of UP RERA.
- b) That Uttar Pradesh Avas Avam Vikas Parishad, Lucknow had sanctioned the plans for Plot No. Comm-2, Sector 14, Vasundhara, Ghaziabad Vide Letter No. - NE. PRA. - 58 / 2019 / VA. NE. - 5 Dated - 25.06.2019. As per the sanction letter the project comprises of three towers of two basements, stilt and 27 floors each with a total of 324 apartments, permitted commercial area and storage spaces.

The project has a base FAR of 1.2 and we have purchased an FAR of 2.55 in addition to the base FAR making the total FAR 3.75. An amount of Rs. 21,32,11,088/- needs to be paid to Uttar Pradesh Avas Avam Vikas Parishad, Lucknow against the purchase of FAR. The said amount has been shown as the balance land cost in the project financial submitted with UP RERA.

The Uttar Pradesh Avas Avam Vikas Parishad, Lucknow has stated in the sanction letter that the said amount of Rs. 21,32,11,088/- is due and payable on the completion of the 7th floor roof. It is pertinent to mention here that our lenders ASK Financial Holdings Pvt. Ltd. have secured the said payment by earmarking a part of our sanction loan of Rs. 75 Crores and have issued a letter dated 30.06.2019 (copy enclosed) in this regard. The said amount of Rs. 21,32,11,088/- shall be paid out of the loan amount as and when due. Uttar Pradesh Avas Avam Vikas Parishad, Lucknow has also stated that the construction beyond the 7th floor shall be made only after the payment of the above amount. It is relevant to mention here that the sanction plan and sanction letter are of

2 basements, stilt and 27 floors i.e. the entire project has been granted approval and sanctioned vide letter dated 25.06.2019. The validity of the said plans is from 25.06.2019 to 24.06.2024 i.e. 5 (Five) Years.


2. a) Proforma (Draft) of the Conveyance Deed for the above project is uploaded on the Portal of UP RERA.
- b) That the Charge in favor of the Charge holder M/s Catalyst Trusteeship Ltd. has been created and a copy of the said Receipt Dated 20.08.2019 is enclosed herewith as **Annexure - I**. This information has also been uploaded on the portal of UP RERA.
- c) That the Affidavit as directed by you is being submitted along with this letter and is enclosed as **Annexure - II**.

Hope you will find the above to your satisfaction and shall grant the registration for the project as requested.

In case any further clarification is required, we may please be given an opportunity to submit the same.

Thanking you.

For Solid Properties Pvt. Ltd.



Director

Encl.: As above.