

# SHIVAKASHI HOMES PRIVATE LIMITED

To,  
The Technical Adviser  
UP Real Estate Regulatory Authority,  
Kala Kankar House, Old Hyderabad,  
Lucknow-226007  
Uttar Pradesh

**Ref:** In the case of Shivakashi homes Pvt. Ltd. for its New Project "Suraj Paradise" Situated at khasra no. 55/3, 56, 57 Village Dhanesri, Tehsil Pindra bearing RERA application **ID276938** your Query letter no.:1208212/UP-RERA/Pro. Reg./2021-22.

**Sub:** Reply to your query 1208212/UP-RERA/Pro. Reg./2021-22.

Respected Sir,

1. With reference to point 1 (one) of the said letter we were supposed to upload the ITR of proceeding 3 years of the parent organization (if any) so, we uploaded the ITR of Narayan Dutt Tiwari who was the chairperson of the company. The website of the promoter is also uploaded to the RERA portal
2. With reference to point 2 (two) even why the duration of 58 months is required for developing only 64 unit of One Tower in this context we would like to state that during the current situation of pandemic COVID-19 the Real Estate business get affected due to delays in supply of construction materials and shortage of labor could future push delivery timelines of project even home buyers are likely to postponing their property purchase decisions as the wait for clarity on job security it's also effect the fund collection of the said project. To avoid as promoter in default and high amount of penalties we propose to extend the date of completion.
3. With reference to point 3 (three) The approved layout and the sanctioned letter are in the name of Mr. Heera Lal Singh but the project is applied by Shivakashi Homes Pvt. Ltd. in this context we would like to state that Mr. Heera Lal Singh and Shivakashi homes Pvt. Ltd. entered in a Consortium Development Agreement. As per explained at point no. 4 all the legal proceeding regarding the construction of multistory building/flat will be proceed by second party (Shivakashi Homes Pvt. Ltd.) of the agreement and hence all the legal proceeding has been cried out by Shivakashi homes Pvt. Ltd.
4. With reference to point 4 (four) The Latest khatunior for the relevant khasra no. of applied project area with highlighting the ownership for the applied project, in this context we would like to explain that we uploaded the latest Khataunior of the land on which project is situated and here also uploaded the **Bharmukt Certificate** provided by Sub-Registrar office, at tehsil Pindra District- Varanasi for land ownership and uploaded applied area highlighting **Certificate (Sajara Plan)** provided by Tehsildar, Tehsil Pindra District Varanasi.

Shivakashi Homes Pvt. Ltd.

  
Director

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5. With reference to point 5 (five) as required the structural engineer address and brief description of Development work plan has been updated on portal.
6. With reference to point 6 (Six) as mentioned that the bank account no. in CA Certificate is incorrect has been corrected and uploaded on portal.
7. With reference to point 7 (Seven) In the uploaded affidavit (Form-B) the mentioned completion date is not matching with the completion date on portal; in this context we would like to explain that there is a clerical error in form-B which is now corrected and the same has been uploaded on portal.
8. With reference to point 7 (Seven) the Engineer Certificate is Illegible. Following documents are not uploaded:  
- Development work plan, Waste Disposal Plan, Proforma of Application Form, Proforma of Conveyance Deed, Fire NOC. In the uploaded Electricity Supply Plan, Supply source, DG, etc. is not demarcated. In the uploaded Water Supply plan, supply source, OHT, etc. is not demarcated, in this context we would like to explained that all above pending document now has been uploaded. For Electrical plan well demarcated supply source, DG, etc. and for Water supply plan supply source, OHT etc. now has been uploaded on portal and the Development Work planas Sanctioned by Varanasi Development Authority is already uploaded on portal.

Further we request you to kindly grant the Registration of the project

Hope this may suffice your requirment

Yours Faithfully

For ShivaKashi Homes Pvt. Ltd.

  
Authorized Signatory

Shivakashi Homes Pvt. Ltd.

  
Director