

Date: 19th May, 2025

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

Sub: Pointwise reply to your Letter No. 1405251/U.P.RERA/Project Registration/2025-26 dated 14.05.2025 in regard to our application for registration of Project "Nirala Gateway" Application ID NO. ID1550085

Dear Sir,

With reference to your letter no. 1405251/U.P.RERA/Proj.REG./2025-26 dated 14.05.2025 regarding the registration of project Nirala Gateway having Application ID NO. ID1550085, we are submitting you point wise reply as below:

Query No. 1 Upload Memorandum of Association along with the Brief Profile of the Company on letter Head under Brief Details of Enterprises, include the Registered Address as per the MCA.

Reply: We have uploaded the Memorandum and Article of Association of the Company along with the Brief Profile of the Company which includes Brief Details of the Company and also includes the Registered Address as per the MCA.

Query No. 2: Proposed end date is beyond the validity of sanctioned map viz 29/04/2030

Reply: The Promoter has decided the proposed end date i.e 30.04.2031 of the Project after considering all the relevant aspect bearing the development of the project.

The Sanction Map and layout plans dated 30-04-2025 can be revalidated/ extended for further 5 years as per the Bye laws of Greater Noida Industrial Development Authority. We will obtain the extended/revalidated sanctioned plans/map upon the expiry of the current map approval.

Query No. 3: Contractor Address, Architect License and RA-1, RA-7 as per UP Rera Project Account Directions, 2020 as revised on 29/11/2023.

Reply: The Project is being developed by the Promoter i.e., Parth Builtech Private Limited and Contractor/Promoter address is Registered office G-83/207, Vijay Chowk, Laxmi Nagar, Delhi-110092 and Corporate office at Office No.21, Ground Floor, Logix Infotech Park, D-5, Sector-59, Noida-201301, Uttar Pradesh is duly update in RERA Registration form.

For Parth Builtech Private Limited


Authorised Signatory

The Architect License No. is duly mentioned as CA/1991/13852.

Revised RA-1 and RA-7 is duly uploaded as per UP Rera Project Account Directions, 2020 as revised on 29/11/2023.

Query No. 4: Title search report also to be uploaded along with non-encumbrance certificate. Revised Form B affidavit to be uplodged with the propsoed end date within the validity of the sanctioned map. Upload Performa of Conveyance Deed.

Reply: We have alrady uploaded the Title Search Report/Encumbrance Certificate along with Affidavit.

For revised Form B affidavit kindly refer our reply of Query No.2

We have duly uploaded the performa of Conveyance Deed

Query No. 5: Clarification required on the interest cost of Rs. 1148 Lacs under Land Cost and an additional 1000 Lacs as interest cost mentioned in the CA Certificate.

Reply: The Interest Cost of Rs. 1148 Lacs is as per the Land Repayment Schedule mentioned in the Lease Deed and additional Rs.1000 Lacs as estimated interest is for future construction funding for the project.

You are requested to kindly take the above reply in your records, expedite our registration application and allow the project "Nirala Gateway" to be registered under UP RERA.

Thanking you,

For Parth Builtech Private Limited

For Parth Builtech Private Limited

Authorised Signatory

Authorised Signatory

Date:19.05.2025

Place: Noida

Form - RA1
Affidavit for Bank Accounts of Project
(For New Registration only)

To,

Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala kankar House Road,
Old Hyderabad, Lucknow, Uttar Pradesh- 226007

Sub: Affidavit cum Declaration for Bank Accounts for the project Nirala Gateway

I, Bijendra Kumar Gupta, S/o Bisheshwer Nath Gupta, Director of M/s Parth Builtech Private Limited, (hereinafter referred as "Promoter") duly authorized by the promoter of the proposed project, vide Board Resolution dated 21st April, 2025, do hereby solemnly declare, undertake and state that the following bank accounts have been opened for the project Nirala Gateway.

I undertake that I have given written standing advice to the undermentioned bank where the three accounts have been opened for instant auto transfer of 70 percent of the money collected from allottees in collection account from time to time to the project separate account and not more than 30 percent to the transaction account of the project.

Particular	Collection Account	Separate Account	Transaction Account
Name on Account	PBPL- Collection Account for Nirala Gateway	PBPL- Separate Bank Account for Nirala Gateway	PBPL- RERA Transaction Account for Nirala Gateway
Account Number	43842270640	43842268337	43842236698
Bank Name	State Bank of India	State Bank of India	State Bank of India
Branch Name	State Bank of India D-211/1, Sector 61, Noida- 201301, Uttar Pradesh	State Bank of India D-211/1, Sector 61, Noida- 201301, Uttar Pradesh	State Bank of India D-211/1, Sector 61, Noida- 201301, Uttar Pradesh
Branch Address	D-211/1, Sector 61, Noida- 201301, Uttar Pradesh	D-211/1, Sector 61, Noida- 201301, Uttar Pradesh	D-211/1, Sector 61, Noida- 201301, Uttar Pradesh
IFSC Code	SBIN0005222	SBIN0005222	SBIN0005222
Branch Email ID	Sbi.05222@sbi.co.in	Sbi.05222@sbi.co.in	Sbi.05222@sbi.co.in
Branch Phone No.	0120-2497775	0120-2497775	0120-2497775

I also undertake that any secured/unsecured project finance availed for the project will be deposited in the separate account only.

For Parth Builtech Private Limited


Authorized Signatory
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verify by me at Noida on this 19.05.2025.

For Parth Builtech Private Limited


Authorized Signatory
Deponent



ATTESTED
RENU BALA
Regd. No. 16727
Notary Public
Govt. of India

19 MAY 2025



STATE BANK OF INDIA,
D-211/1, SECTOR 61
NOIDA -201301
UTTAR PRADESH
Email : sbi.05222@sbi.co.in

BRANCH CODE : 05222
0120-2497771
0120-2497772

Letter no: MISC

Date: 19.05.2025

Form - RA-7

Confirmation of Standing Advice for Auto-Transfer between RERA Project Accounts

To,

Uttar Pradesh Real Estate Regulatory Authority
Naveen Bhavan, Rajya Niyojan Sansthan,
Kala kankar House Road,
Old Hyderabad, Lucknow, Uttar Pradesh- 226007

Sub: Confirmation of Receipt of Standing Advice for Auto-Transfer from Collection Account to Separate Account and Transaction Account of the Project and opening of the accounts accordingly.

Sir,

With reference to the Real Estate Project (Maintenance and Operation of Separate Bank Account) Revised Directions, 2023 issued by Uttar Pradesh Real Estate Regulatory Authority, we hereby confirm that the three banks accounts have been opened by M/s **Parth Builtech Private Limited** for the project "Nirala Gateway" in our bank branch with following details:

- * Address of the branch: State Bank of India, D-211/1, Sector 61, Noida- 201301, Uttar Pradesh
- * IFS code: SBIN0005222
- * Phone number with STD code: 0120-2497775
- * E-mail of the branch: Sbi.05222@sbi.co.in

We hereby also confirm the receipt of following standing advice given by the promoter with respect to three banks accounts

1. The three bank accounts, namely 'Collection Account', 'Separate Account' and 'Transaction Account' have been opened as prescribed in Real Estate Project (Maintenance and Operation of Separate Bank Account) Revised Directions, 2023.

2. The nomenclature of the three bank accounts is as follows:

Account Type	A/c Number	Name of Account
Collection Account	43842270640	PBPL- Collection Account for Nirala Gateway
Separate Account	43842268337	PBPL- Separate Bank Account for Nirala Gateway
Transaction Account	43842236698	PBPL- RERA Transaction Account for Nirala Gateway

3. The standing advice for end-of-day auto-transfer of money deposited in the Collection Account in a proportion of 70% to Separate Account and 30% to Transaction Account has been applied.

4. Cheque book, debit card and/or net banking facility, issuance of demand draft, bank guarantee etc. shall not be provided for the Collection Account and Separate Account.

5. Withdrawal / transfer from the Separate Account of the Project shall be allowed only upon assessment of the Architect, Engineer, and Chartered Account certificates given by the promoter.

This is to confirm that the accounts as opened by the promoter M/s Parth Builtech Private Limited for the project "Nirala Gateway" shall be operated as per above standing advice given by the promoter.

Yours faithfully,



Branch Manager

Name of the Branch Manager: *Sheril Kapoor Khosla*

Specimen Signature of the Branch Manager: *S-22328*