

Date: 09.05.2022

To,

The Technical Advisor (In-charge),  
Uttar Pradesh Real Estate Regulatory Authority  
Lucknow, Uttar Pradesh-226001

**Ref: M/s D R Infra for its project: "Dwarika Green Valley" having RERA Application ID no. ID440406.**

**Subject: Reply to the letter no. 0405223/UPRERA/Proj. Reg./2022-23 dated 05.05.2022 in pursuance to registration of the project.**

Respected Sir,

This is with reference to the above mentioned subject; we wish to submit as under for your kind consideration:-

1. With reference to point no. 1 wherein a query has been raised to upload audited balance sheet of Parent Company/ Chairman/Partner of Preceding year, registered partnership deed and RA-1, in this regard we wish to submit that we don't have any Parent Company and Chairman/Partner books are not liable for audit, hence we are unable to submit the audited balance sheet. Further registered partnership deed is concern, promoter possess only notarized partnership deed along with registration certificate of partnership firm dated 25.01.2022 duly signed by Firm registrar UP. We have recently obtained the registration of Dwarika Grande Street (UPRERAPRJ873594) on 16.03.2022 based on the same documents uploaded in the aforesaid project. Further RA 1 affidavit is concern, we have duly uploaded the same on the RERA portal.
2. With reference to point no. 2 wherein a query has been raised that net area of land is 9613.34 sq. mtr. whereas applied area is 10163 sq. mtr., in this regard we wish to submit that for sake of convenience in calculations we have applied for the complete area without deducting road widening area of 489.95 sq. mtr., if authority wants us to correct the same, we humbly request you to open the edit option to refill the details.

Further in the same line a query has been raised that total of Financial Targets is 1137.11 Lakhs whereas total project cost is 1400 lakhs declared on portal. In this regard, we wish to bring to your kind attention that Financial Targets are the estimation of cost that are to be incurred in up-coming quarters from start date of the project till end date, against which quarterly achievements are filed on RERA to provide details of cost incurred for the respective quarters. Since, in the present case scenario, the start date of our project is 02.04.2022, and expenses incurred on the project till 31.03.2022 are 262.29 lakhs, thus, we have deducted such incurred amount, and shown the balance amount to be incurred during the tenure of the project as Financial Targets. Such incurred cost has also been verified through CA certificate uploaded on RERA portal.

3. With reference to point no. 3 wherein a query has been raised to elaborate project specifications and development work (brief description), in this regard we wish to submit that we have already mentioned all the details of the project in the requisite columns or fields. Though for convenience we have again elaborated development work (brief description) as per your requirement.
4. With reference to point no. 4 wherein a query has been raised to explain land area in an area by mentioning sale deed, buyer, seller, area and page no. of sale deed for reference. In this regard, we wish to submit that we have attached the Land Chain Document along with this reply for your kind consideration.
5. With reference to point no. 5 wherein a query has been raised that only one account has been mentioned on portal. In this regard, we wish to submit that we have now updated the three bank accounts as per circular 24.12.2020. Further updated CA certificate has also been uploaded on the portal.

We hope that this may suffice your requirement and request you to issue the registration certificate of the project.

Thanking you

Yours Faithfully,

For **M/s DR Infra**

A rectangular stamp with a light blue background. At the top, it reads "For D R INFRA" in blue capital letters. Below this is a handwritten signature in blue ink that appears to be "D R Infra". At the bottom of the stamp, the word "Partner" is printed in blue capital letters.

Authorized Signatory

**Registry details of "Dwarika Green Valley"**

<b>Sr. No.</b>	<b>Buyer</b>	<b>Number</b>	<b>Date</b>	<b>Area (in sq. mtr)</b>	<b>Khasra</b>
1	RATAN SINGH AND DARAB SINGH	10046	01.11.2021	10162.9	239, 240
	At Page no. 5	At Page no. 12	At Page no. 12	At Page no. 3	At Page no. 3