

LUCKNOW GOLF VIEW PRIVATE LIMITED

CIN: U70100DL2018PTC331446

Registered Office: 61-63 Panchsheel Road, Second Floor New Delhi 110001

Dated 03rd February, 2021

Email: dmi@dmialternatives.in

Shri Vijay Bahadur Singh
Technical Advisor
U.P. Real Estate Regulatory Authority
Naveen Bhawan, Rajya Niyojan Sansthan
Kankar house, Old Hyderabad
Lucknow-226007

Dear Sir,

Reg: RERA Registration of "Stellar Okas Golf View" project being developed by M/s Lucknow Golf View Pvt.Ltd (Application ID No:ID201154)

We have uploaded the relevant details for RERA registration on 11/01/2021. Subsequent to this we have received a letter on 19/01/2021 pointing out some shortcomings in the documentation. While trying to enter the data through the Web portal, we could not fill the entire details as the **remove the objection function** got disabled.

Since we are unable to submit the reply online, please find enclosed here with the detailed reply to your queries dated 19/01/2021

Sl.No	Queries raised by RERA vide letter No:1901211 dated 19/01/2021	Our Reply
1	<ul style="list-style-type: none">Sale deed No:11836 is illegible hence need to be uploaded in legible mannerKhatauni Extract of all the Khasra relevant for applied project area, duly signed by the promoter with date	Scanned copy of the Sale deed No:11836 is enclosed as Annexure-1 Not Applicable. We have purchased the Developed Plot earmarked as GH-04 in the Hi-Tech Township from M/s Ansal Properties and Infrastructure Limited vide a registered sale deed.
2	In the uploaded map, 290 plots are mentioned including the irregular shape club house measuring 1156.30 sq.M, while project is applied for 289 plots as mentioned in detail about apartment, hence please demarcate the relevant project area on map	Since we are planning to lease out the club house, and it is not being offered as part of plotted project , the same is not mentioned in the application under RERA. Please find enclosed here with the demarcated map as Annexure-2 for Approval..

For LUCKNOW GOLF VIEW PVT. LTD.



Authorized Signatory

4	In the Approved map the Lay out project name is Stellar Golf View Society but the project is applied with the name Stellar Okas Golf View. Please clarify	Our Branding and Marketing Agency has suggested the name of project as, " Stellar Okas Golf View ". There is no legal implication in the change of name
5	Details of encumbrances not provided	Not Applicable The Project land "GH-04, Sector-H, Sushant Golf City, Lucknow" is free from all encumbrances and has a clear and marketable title. An Affidavit from the Authorised Signatory is enclosed as Annexure- 3
6	Development work are not briefly described	Development work brief description is given in the Application filed by us
7	Structural Engineer Certificate not mentioned, also in place of Architect name firm name is mentioned	Structural Engineer Certificate not applicable as this is a Plotted development. Architect Name uploaded in the Web portal
8	Project Specifications are not uploaded	Project specification not applicable as this is a plotted development project.
9	Photograph of chairman and Partners are not uploaded	Photograph of Chairman & all directors are uploaded in the portal

Ours is a fully developed project and can offer the plots immediately to the customers after getting the RERA Registration.

You are requested to immediately register our project, so that we can start the marketing activity at the earliest.

For LUCKNOW GOLF VIEW PVT. LTD.

Thanking You

Yours Faithfully,

 Authorised Signatory

For Lucknow Golf View Private Ltd

Authorised Signatory

(M)9810007377



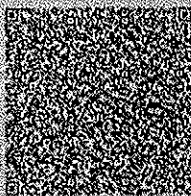
सत्यमेव जयते

INDIA NON JUDICIAL Government of Uttar Pradesh

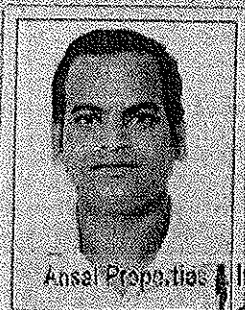
e-Stamp

69

Certificate No.	: IN-UP05999857404656R
Certificate Issued Date	: 30-Apr-2019 02:58 PM
Account Reference	: SHCIL (FI)/ upshcil01/ SAROJINI NAGAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUPSHCIL0107148386757299R
Purchased by	: ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED
Description of Document	: Article 23 Conveyance
Property Description	: LAND OF GROUP HOUSING-4, IN SEC-H, SITUATED AT SUSHANT GOLF CITY, SULTANPUR ROAD, LUCKNOW
Consideration Price (Rs.)	:
First Party	: ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED
Second Party	: LUCKNOW GOLF VIEW PRIVATE LIMITED
Stamp Duty Paid By	: ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED
Stamp Duty Amount(Rs.)	: 15,62,500 (Fifteen Lakh Sixty Two Thousand Five Hundred only)

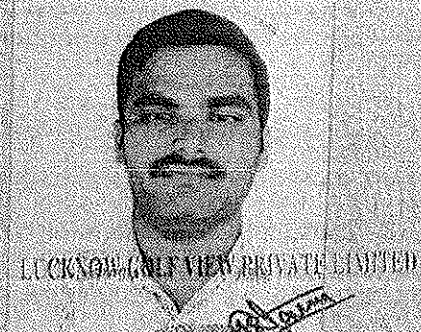


-----Please write or type below this line-----



Ansals Properties & Infrastructure, Ltd.

Authorised Signatory



LUCKNOW GOLF VIEW PRIVATE LIMITED

Authorised Signatory

Statutory Alerts

1. The authenticity of this Stamp Certificate should be verified at: www.shcilstamp.com. Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the genuineness is on the users of the certificate.



Brief Details of Sale Deed

1.	Type of Land	:	Residential
2.	Mohalla	:	Sushant Golf City-Lucknow
3.	Property details	:	Group Housing 4, in Sector-H, Pocket- 1
4.	Measurement unit	:	Square Meter
5.	Area of Land	:	An area of approx. 930 square meters as undivided, indivisible, impartible share in Plot GH 4 which admeasures approx. 75,961.42 square meters
6.	Situation of Road	:	Away from Amar Shaheed Path and Sultanpur Road.
7.	Other description	:	Situated at 45.00 meter wide road.
8.	Consideration	:	Rs. 2,12,04,000/-
9.	Market value	:	Rs. 2,23,20,000/-
10.	Stamp Duty	:	Rs. 15,62,500/-
11.	E-stamp Certificate No.	:	IN-UP05999857404656R
12.	Boundaries	:	SOUTH WEST : Golf Green NORTH WEST : 24 Meter Road/Facility NORTH EAST : 45 Meter Road SOUTH EAST : Facility/Golf Green

No. of Vendor: 1

Details of Vendor

No. of Vendee: 1:

Details of Vendee

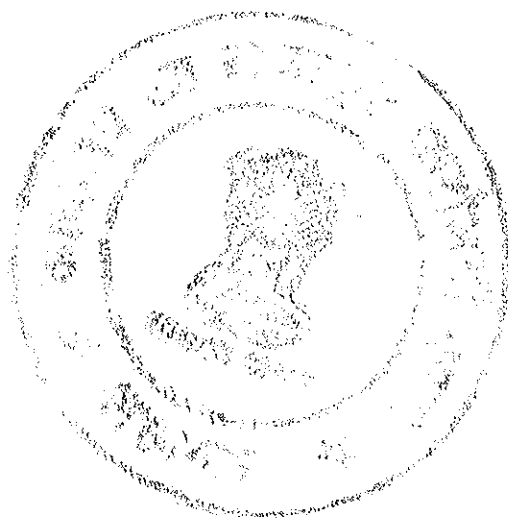
<p>Ansal Properties & Infrastructure Ltd., a company incorporated under the Companies Act 1956, having its registered office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi-110001 and branch/local office at 2nd Floor, Shopping Square-2, Sector-D, Sushant Golf City, Lucknow-226030 through its authorized signatory Shri Neeraj Jha son of Ram Naresh Jha</p>	<p>Lucknow Golf View Private Limited, a private limited company registered under the Companies Act, 2013 having company identification number U70100DL2018PTC331446 and its registered office at 61-63, Panchkuian Road, Second Floor, New Delhi 110001, represented through its authorised signatory Shri Piyush Kumar Gautam son of Shri Ram Krishna Singh</p>
--	---

Ansal Properties & Infrastructure Ltd.

Authorised Signatory

LUCKNOW GOLF VIEW PRIVATE LIMITED

Authorised Signatory



SALE DEED

This SALE DEED ("Sale Deed") is made at Lucknow on this 30th day of April, 2019

BY

M/s Ansal Properties & Infrastructure Limited, a company incorporated under the provisions of the Indian Companies Act 1956, having CIN L45101DL1967PLC004759 and its Registered Office at 115, Ansal Bhawan, 16, Kasturba Gandhi Marg, New Delhi 110001 and branch/local office at Second Floor, Shopping Square, Sector D, Sushant Golf City, Lucknow, through its Authorised Signatory Sh. Neeraj Jha, s/o Ram Naresh Jha duly authorized vide resolution dated February 13, 2019 passed by its Committee of Directors, a copy of which is enclosed herewith as **Annexure 1** (hereinafter referred to as the "Vendor/API", which expression shall include its successors-in-interest, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the **FIRST PART**.

IN FAVOUR OF:

Lucknow Golf View Private Limited, a private limited company registered under the Companies Act, 2013, having company identification number U70100DL2018PTC331446 and its registered office at 61-63, Panchkuian Road, Second Floor, New Delhi 110001 represented through its Authorized Signatory Sh. Piyush Kumar Gautam son of Ram Krishna Singh, duly authorized vide board resolution dated February 26, 2019, a copy of which is enclosed herewith as **Annexure 2** (hereinafter referred to as the "Vendee", which expression shall include its successors-in-interest, executors, permitted assignees, administrators, representatives etc. unless the subject or context requires otherwise) of the **OTHER PART**.

The Vendor and the Vendee are hereinafter also referred to individually as "the Party" and collectively as "the Parties".

RECITALS

- A. WHEREAS the Housing & Urban Planning Department, Government of Uttar Pradesh keeping in view of the mandates of the national and state housing policy, announced a policy on 22.11.2003 vide a G.O. No. 6087/9-A-2003-34 V/03 which was slightly modified vide G.O. No. 2626//9-A—04-33 Vividh/03 TC-1 dated 1.7.2004 and further modified vide G.O. No. 3872/8-1-07-34/vividh/03 dated 17.9.2007. The said G.O.s are more commonly known as Hi-Tech Township Policy, which was promulgated by the Government of Uttar Pradesh for the promotion and facilitation of private sector participation in the development of Hi-Tech Township with world class infrastructure and pursuant to the aforesaid policy, the Government of Uttar Pradesh invited proposals for development of Hi-Tech Township in the State of Uttar Pradesh.

Ansal Properties & Infrastructure Ltd.

Authorised Signatory

LUCKNOW GOLF VIEW PRIVATE LIMITED

Authorised Signatory



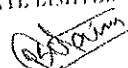
Project and/or Sale Area wholly or partly or in stages and for construction of building or structures thereon and/or furnishing/cladding the premises therein as the Vendee may in his absolute discretion deem fit and to pay the cost of the construction and development of the proposed building or structure and for furnishing of the same, to such contractor and other persons or bodies and to obtain valid receipts and discharges therefore to enter into contracts for the supply of materials, labor and for all other services as may be required for development and construction of the building or structure on the Project and/or Sale Area on such terms and conditions as the Vendee may in discretion deem fit and proper;

6. To engage various agencies and persons in connection with the construction/development/execution/completion of the proposed structure/building;
7. To hire any consultant, advocate or any other professional and take the necessary consultancy and opinion before or after the making of the necessary application or modification thereto for obtaining the aforesaid approvals from the aforesaid authorities for and in relation to the Project and/or Sale Area;
8. To appear, represent for and on behalf of the Company before the aforesaid authorities in respect of the Project and/or Sale Area or/and proposed structure/building under the provisions of the applicable laws for and in relation to the obtaining of the aforesaid approvals for the aforesaid purposes and with regard to the construction of the proposed building or structure with respect to the Sale Area;
9. To do all acts, deeds and things required for amending/rectifying and entries in respect of the Sale Area in the land revenue records;
10. To do all acts, deeds, things relating to the Project and/or Sale Area and/or proposed structure/building including but not limited to obtaining electricity, water, sewer and other connections from the municipal and other authorities and to do all necessary actions in connection therewith;
11. To make necessary modifications, alterations and corrections in the original application made with the aforesaid authorities as and when required for obtaining the aforesaid approvals as and when required under the provisions of the applicable laws;
12. To make, affirm, present, execute, and register any letter, applications, forms, documents, deeds, affidavits, indemnities, undertakings, guarantees, representations and petitions for obtaining the aforesaid approvals;
13. To receive at any time hereinafter any of the aforesaid approvals from any of the aforesaid authorities and give effective receipt for the same;
14. To further delegate all or any of the aforesaid powers to any other person or persons and to appoint any other person(s) with all or any of the said powers and to cancel withdrew and/or revoke the powers conferred upon such person;

Ansal Properties & Infrastructure Ltd.


Authorised Signatory

LUCKNOW GOLF VIEW PRIVATE LIMITED


Authorised Signatory

आवेदन सं०: 201901041016759

बही सं०: 1

रजिस्ट्रेशन सं०: 11836

वर्ष: 2019

निष्पादन लेखपत्र वाद सुनने व समझने मजमुन व प्राप्त धनराशि रु प्रलेखानुसार उक्त

विक्रेता: 1

श्री अंसल प्रो० एण्ड इन्फ्रा० लि० के द्वारा नीरज झा, पुत्र श्री राम नरेश
झा

निवासी: 115 अंसल भवन 16 कस्तूरबा गाँधी मार्ग नयी दिल्ली

व्यवसाय: नौकरी

क्रेता: 1



श्री लखनऊ गोल्फ क्लब प्राइवेट लि० के द्वारा पियूष कुमार गौतम, पुत्र श्री
राम कृष्ण सिंह

निवासी: 61-63 पंचकुईयाँ रोड द्वितीय तल नई दिल्ली

व्यवसाय: नौकरी



ने निष्पादन स्वीकार किया। जिनकी पहचान

पहचानकर्ता : 1

श्री सौभाग्य मिश्रा, पुत्र श्री महेंद्र कुमार मिश्रा

निवासी: सुशांत गोल्फ सिटी लखनऊ

व्यवसाय: नौकरी

पहचानकर्ता : 2

श्री संदीप कुमार, पुत्र श्री ओम प्रकाश

निवासी: उदयगंज लखनऊ

व्यवसाय: अन्य

ने की। प्रत्यक्षतः भद्र साक्षियों के निशान अंगूठे नियमानुसार लिए गए हैं

टिप्पणी:

[Handwritten signature]



रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

निरमल सिंह

उप निबंधक : सरोजनीनगर

लखनऊ

रोचेश यादव
निबंधक लिपिक

IN WITNESS WHEREOF, the Vendor and Vendee have set their respective hands with healthy and free mind on these present on the day, month, and year first above written in presence of the following witnesses:-

VENDOR

Ansal Properties & Infrastructure Ltd

Authorised Signatory

FOR ANSAL PROPERTIES AND INFRASTRUCTURE LIMITED

VENDEE

LUCKNOW GOLF VIEW PRIVATE LIMITED

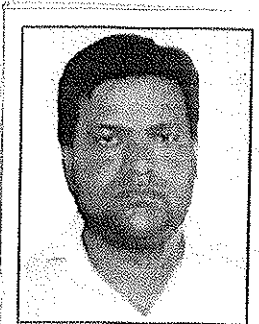
FOR LUCKNOW GOLF VIEW PRIVATE LIMITED

Authorised Signatory

WITNESSES



[Signature]
Bambhagya Mishra
S/o Mahendra Kumar Mishra
R/o Bishant Golf City
Lucknow
[Signature]
Sandeep



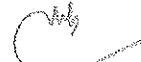
[Signature]
Sandeep Kumar
S/o Dr. Prakash
R/o Vidyagang, Lucknow
[Signature]

[Signature]
Drafted by
Vishwanath Yadav
Advocate
Civil Court, Lko.

आवेदन सं०: 201901041016759

बही संख्या 1 जिल्द संख्या 1890 के पृष्ठ 365 से 420 तक क्रमांक 11836 पर
दिनांक 30/04/2019 को रजिस्ट्रीकृत किया गया।

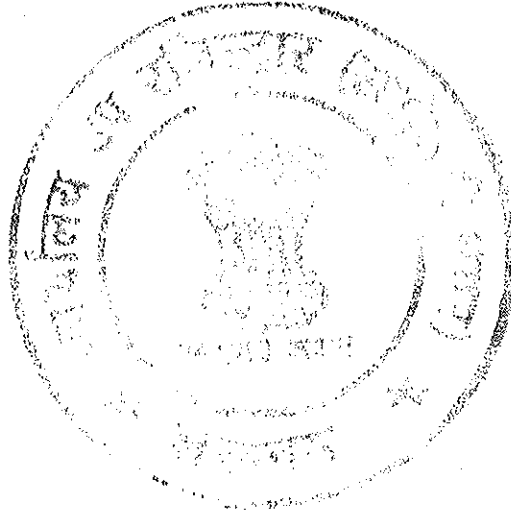
रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


निर्मल सिंह

उप निबंधक : सरोजनीनगर

लखनऊ

30/04/2019



NOTES

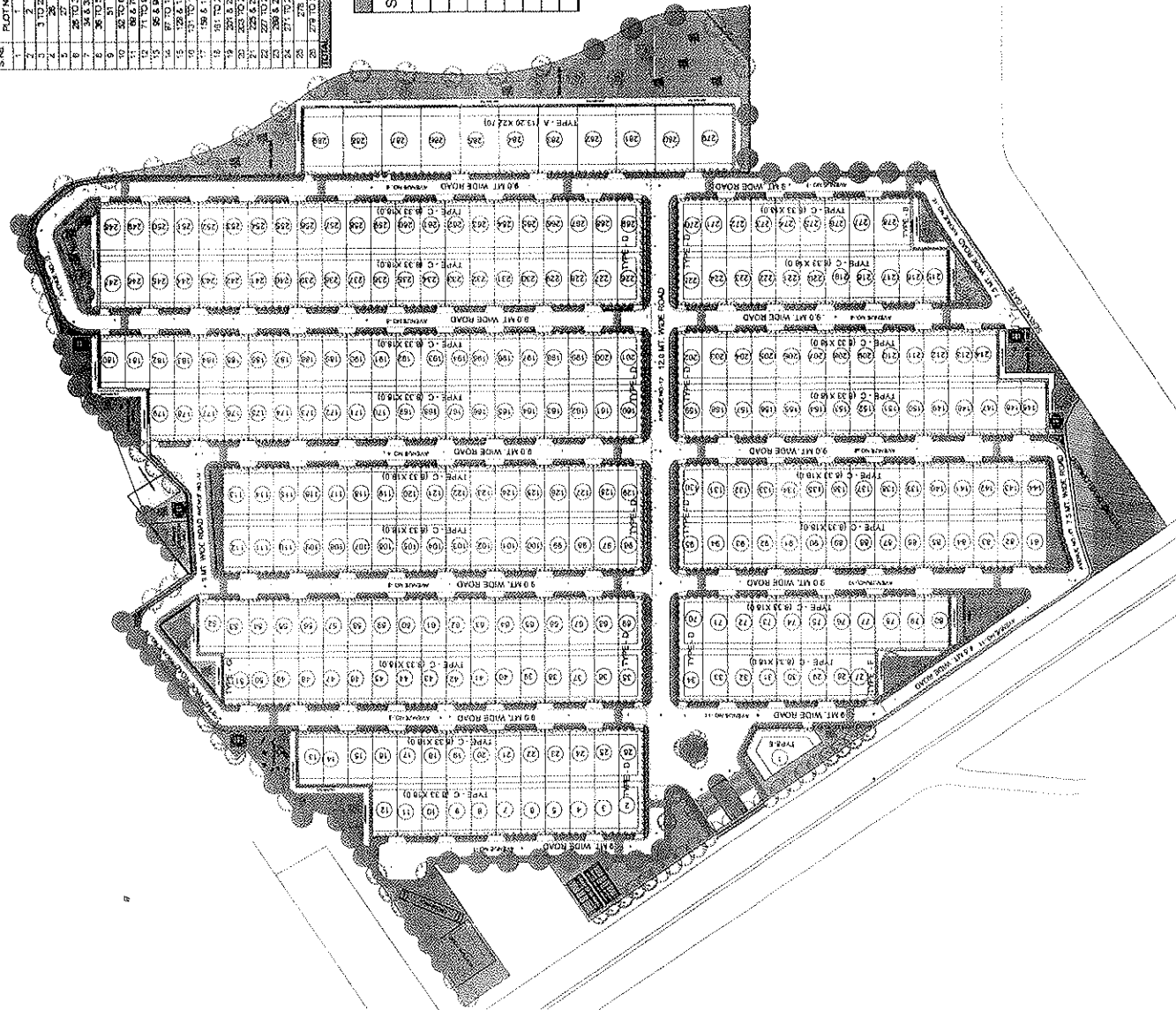
- NOTES:
1. THE D
 2. THE D
 3. THE D
 4. ALL O
 5. REFF
 6. THE M
 7. ADJAC
 8. THE S
- RAISE TH

KEY PLAN

SECTION 10 (M44)								
S/N	RESIDENTIAL PLOT NO	TYPE	BREATH (M ³ /MIN)	LENGTH (M)	AREA (M ²)	NET BACK IN (M)	TOTAL AREA (M ²)	
1	1	E	6.33	15.00	95.84	3.00	1	148.84
2	2	E	6.33	15.00	95.84	3.00	1	148.84
3	3 TO 5	D	6.33	15.00	95.84	3.00	25	3445.62
4	6	D	6.33	15.00	95.84	3.00	1	148.84
5	7	D	6.33	15.00	95.84	3.00	1	148.84
6	8 TO 10	C	6.33	15.00	95.84	3.00	6	5891.03
7	11 TO 13	C	6.33	15.00	95.84	3.00	2	297.68
8	14 TO 15	C	6.33	15.00	95.84	3.00	2	297.68
9	16 TO 17	D	6.33	15.00	95.84	3.00	1	148.84
10	18 TO 19	D	6.33	15.00	95.84	3.00	2	297.68
11	20 TO 24	C	6.33	15.00	95.84	3.00	5	5891.03
12	25 TO 26	D	6.33	15.00	95.84	3.00	2	297.68
13	27 TO 28	C	6.33	15.00	95.84	3.00	2	297.68
14	29 TO 30	C	6.33	15.00	95.84	3.00	2	297.68
15	31 TO 32	D	6.33	15.00	95.84	3.00	2	297.68
16	33 TO 34	D	6.33	15.00	95.84	3.00	2	297.68
17	35 TO 36	D	6.33	15.00	95.84	3.00	2	297.68
18	37 TO 38	D	6.33	15.00	95.84	3.00	2	297.68
19	39 TO 40	D	6.33	15.00	95.84	3.00	2	297.68
20	41 TO 42	D	6.33	15.00	95.84	3.00	2	297.68
21	43 TO 44	D	6.33	15.00	95.84	3.00	2	297.68
22	45 TO 46	D	6.33	15.00	95.84	3.00	2	297.68
23	47 TO 48	D	6.33	15.00	95.84	3.00	2	297.68
24	49 TO 50	D	6.33	15.00	95.84	3.00	2	297.68
25	51 TO 52	D	6.33	15.00	95.84	3.00	1	148.84
26	53 TO 54	A	13.45	22.75	305.94	3.50	11	3365.00
TOTAL								

PILOT			
S.NO.	DESCRIPTION	% AGE	AREA (SQ. MT.)
1	TOTAL PLOT AREA		75661.42
2	FUTURE DEVELOPMENT		1136.42
3	NET PLOT AREA (1 - 2)	100.0	74825.00
4	AREA REQUIRED UNDER GREEN	10.00	7482.50
5	AREA PROVIDED UNDER GREEN	11.08	8287.02
6	PLOTTED AREA	60.39	45184.48
7	AREA UNDER ROAD [(3 - 5)+(6-8)]	26.99	20197.20
8	PLOT AREA UNDER CLUB		1156.3
9	REMAINING PLOT AREA EXCLUDING CLUB		73668.70

GREEN AREAS		
S.NO.	DESCRIPTION	AREA (SQ.MT.)
1	G-1	622.16
2	G-2	735.74
3	G-3	272.67
4	G-4	216.32
5	G-5	497.35
6	G-6	298.07
7	G-7	3401.20
8	G-8	269.93
9	G-9	472.77
10	G-10	488.46
11	G-11	299.20
12	G-12	693.15
TOTAL		8287.02

[illegible]

PLUMBING & FIREFIGHTING CONSULTANT
SAVIRAM ENGINEERING
CONSULTANT'S PRIVATE LIMITED
22, DUPLEX 1, RAJANI VILLAGE, SEC. 40, NOIDA-201301
PHONE: 0120-2646077, 0261-877778 FAX: 0120-2646077
E-MAIL: saviram@yahoo.com

QUESTIONS CONCERNING THIS

UNDISCARE CONSID. FANT:

STRUCTURE CONSENTANT

ARCHITECT: Swan Architecture Inc.

C-5619, Sector 62, Noida-201308, (UP), INDIA
Phone : 0120-4330040, 4335763
Fax : 0120-4330040, 2407435
E-mail : www.zealgroupindia.com

STELLAR OKAS GOLF VIEW
GH-4A, SECTOR-H
SUSHANT GOLF CITY
HI-TECH TOWNSHIP,
LUCKNOW (UP)

WORKING DRAWING

SITE LAYOUT PLAN

SCALE	SIZE PUNCHES	DWG NO.
SIZE - A ₁ DEALT 	A-01	



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

Signature

ACC Name: ARDIND KUMAR, ACC Code-UP14003504

ACC Add: Sub Registrar Noida, Mob-9899010606

License No-91/03, Tehsil C. Distt-Dadri, G.B. Nagar, U.P.

Certificate No.

: IN-UP27093579882995T

Certificate Issued Date

: 25-Jan-2021 04:34 PM

Account Reference

: NEWIMPACC (SV)/ up14003504/ NOIDA/ UP-GBN

Unique Doc. Reference

: SUBIN-UPUP1400350446251571177831T

Purchased by

: LUCKNOW GOLF VIEW PVT LTD

Description of Document

: Article 4 Affidavit

Property Description

: Not Applicable

Consideration Price (Rs.)

:

First Party

: LUCKNOW GOLF VIEW PVT LTD

Second Party

: OTHERS

Stamp Duty Paid By

: LUCKNOW GOLF VIEW PVT LTD

Stamp Duty Amount(Rs.)

: 100
(One Hundred only)



Please write or type below this line

This stamp paper is Part of Affidavit No
Encumbrance signed by Authorised Signatory
of 'Lucknow Golf View Pvt. Ltd.'

Arish
25/01/2021

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

Affidavit for No Encumbrance

Affidavit of Mr. Ashish Sharma S/o Mr. Vinod Kumar Sharma duly authorized by the promoter of the proposed project "M/s Stellar Okas Golf View", vide their authorization through board resolution dated 06th January, 2021 do hereby solemnly declare, undertake and state as under:

1. That the project land is free from all encumbrances. That the project property -GH-04, Sector-H, Sushant Golf City is not subject to any encumbrance, charge or liability of any kind whatsoever and that the entire property is free and marketable. The Promoter has a clear, legal and marketable title to the said property and every part thereof.



Deponent

Verification

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

Verified by me at _____ on this 25th day of January, 2021



Deponent

Authorised
Signatory

M/s Lucknow Golf
View Private
Limited