

ARMORS DEVELOPERS PVT. LTD.

Add Secured Value to your Life

590, Nava Nakasha, Near Swastik High School, Nagpur - 440 017 Tel: 0712-2646554



To,
Maharashtra Real Estate Regulatory Authority,
Desk-1,
Nagpur-Maharashtra,

Subject: Reply to the Queries Raised by Desk 1 Authority.

We Armors Developers Private Limited applied for Registration of our Project Named as **ARMORS NAGAR** and after submission of application along with challan payment there are some queries raised by DESK 1 authority of Maha Rera for which we are submitting point wise reply as follows.

1. Kindly reconcile organizational type as per PAN details submitted.

Reply: - The Company has submitted the Letter on 23.04.2019 for this mistake done by the Income Tax Department at the time of PAN allotment and for your ready reference we hereby submitting the submitted copy of that letter to IT Department which is self-explanatory. The PAN 4th letter in case of company shall be "C" however it's "F" since beginning.

2. Submit declaration of financial encumbrance status on promoter letterhead with project details - Project name and Date of issuance is missing on the declaration.

Reply: - The Company has enclosed the Financial Encumbrance Letter with Project name with dated 05.04.2023 and uploaded the same in Project Documents as Sr. No 3.

3. Submit asset based CERSAI report - Reconcile project address / Plot no. / Survey No. in undertaking of No CERSAI report with registration application.

Reply: - The Company has generated the new CERSAI report having project address / CTS no. / Survey No. / PIN code/ Project name and uploaded the same in Project Documents as Sr. No 18.

4. Submit separate bank account declaration as per Format 'A' as mentioned in Order No. 34 dated 27 July 2022."

Reply: - The Company has enclosed the declaration as per Format 'A' and uploaded the same in Project Documents as Sr. No 36.

- Cost Details needs to be updated: - **Updated**

- Documents needs to be updated: - **Updated**

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1) In project details, total Plot/Project area mismatch with sanctioned plans kindly mention as per sanctioned plan and highlight on the plan.

Reply: - a) The Company hereby submits the details of area of project in following chart for easy reference.

Sr. No.	Particulars	Area In Sq. Mtrs
1	Total Built-up Area of Flats (32*47.69 Sq. Mtrs)	1526.08
2	Total Built-up area of Duplex No 1	74.87
3	Total Built-up area of Duplex No 2 to 21 (20*88.78 Sq. Mtrs)	1775.60
4	Built up Common area in parking as per sanctioned plan (Not For Sale) but taken in built up calculations.	23.57
5	TOTAL	3400.12
6	Total Built-up area as submitted in RERA Application	3400.00
7	Difference	0.12*

(*Note: - The above Minor difference is due to rounding up of area and requested to be ignored.)

b) Along with this the company is also submitting sanction plan duly highlighting the Total Plot Area as Point no 1 & Total Built up Area as Point no 13 on Page no 3 of Sanction Plan for your easy reference.

2) In project details, plot No / CTS No. / Survey No. /Final Plot No. mismatch with CC, mention as per CC.

Reply: - The Company has updated details of Plot No. as Plot No 89, which was inadvertently left blank.

3) Upload legible sanctioned layout plan showing Area Pro-forma with sign and seal of competent Authority.

Reply: - The Company has updated the legible sanctioned layout plan showing Area statement with sign and seal of competent Authority and uploaded the same on portal as Project Document Sr No. 5 & 6.

4) In Format-D Mention status of building/ wing as per the sanctioned plan in Sr. No.2 and status/date of CC in Sr. No.3

Reply: - The Company has mentioned the status and updated the details in Format-D and uploaded the same on portal as Project Document Sr No. 5 & 6

- Personal Information needs to be updated: - **Updated**

- Project Details needs to be updated: - **Updated**

- Documents needs to be updated: - **Updated**

- Architect needs to be updated: - **Updated**