

From,

**Shiv Kumar Tiwari
ADJ (Pocso & Rape cases)
Kannauj**

To,

**The Registrar General
Hon'ble High Court
Judicature at allahabad**

Through,

**The District Judge
Kannauj**

Respected Sir,

The Hon'ble Court has been pleased to ask some queries regarding my earlier permission letter dated 27.11.2020 So, I am submitting with utmost respect that-

Proposed seller Mr. Vimal Kapoor has got the land on which the said villa is situated through registered will deed of his mother dated 24.12.2012. Mr. Vimal Kapoor's mother died on 28.03.2017 so he has become sole owner of khasra no. 29 after death of his mother. Before death of vimal kapoor's mother Smt. Shal Rani Kapoor Khasra no. 29 was declared as non-agricultural land by competent authority on 21.07.2012.

SAI FARM Project khasra no. 29 where villa no. 82 situates is approved by zila panchayat for proposed group housing on plot no. 61 to 84 as it is outside of nagar palika.

I had inquired about registration under UPRERA from proposed seller then he replied that SAI FARM resident welfare society had been formed on 22nd December 2014 the maintenance had been handed over to said RWA on 31st August 2016 so the registration of Project in RERA was not required as it was exempted under sub clause (H) of rule 2 of UP RERA RULES 2017. UPRERA applies to ongoing projects the said project had been handed over to the SAI FARM Welfare society before 1st May 2017 on the date on which UPRERA became applicaple.

In respect to above mentioned facts following documents are being attached with this letter for Hon'ble Court's kind perusal-

- 1) Copy of registered will deed dated 24.12.2012 .
- 2) Copy of death certificate of Shri Vimal Kapoor's mother who executed will in favour of him of khasra no.29 (0.379 hectare) village sikandarpur khurd, tehsil and district Lucknow.
- 3) Copy of approval of Map of project from zila panchayat, Lucknow.
- 4) Copy of Bhulekh.
- 5) Copy of Order dated 21.07.2012 of SDM , Sadar Lucknow regarding declaration of Khasra no.29 as non-agricultural .
- 6) Copy of SAI FARM Resident welfare society registration certificate .
- 7) Copy of Pan card of SAI FARM Resident welfare society.
- 8) Copy of Renewal of SAI FARM Resident welfare society.
- 9) Copy of UPRERA Notification.

So, I have tried to answer the queries at my part with request to the Hon'ble court to be kind enough for granting me permission for purchase of the said villa no. 82 situated on khasra no.29 Village Sikandarpur Khurd, Pargana, Tehsil and District Lucknow.

Yours Faithfully,

Shiv Kumar Tiwari

(Shiv Kumar Tiwari)

12.02.2021

ADJ (Pocs0 & Rape cases)

Kannauj.

I.D. 1646