



WING CONSTRUCTIONS & DEVELOPERS PVT. LTD.

D-277, 278, 279 Vibhuti Khand, Gomti Nagar, Lucknow - 226 010
E-mail : wing.construction.pvt@gmail.com website : www.wingconstructions.com

Date 24/09/2025

From:

Wing Constructions & Developers Pvt. Ltd.

D 277, Vibhuti Khand,
Gomti Nagar, Lucknow, UP 226010

Ref: RERA Hearing Notice No. 9799/उ.प्र.रेरा/तक.सेल/2025-26 dated 22/09/2025 issued by the U.P. RERA.

Subject: Response of Wing Constructions & Developers Pvt. Ltd. to the objections raised by RWA towards registration of commercial project in Rohtas Presidential Arcade during above referred hearing.

To,

The Hon'ble U.P. RERA,
Lucknow.

Through

Secretary, UP RERA
Lucknow

Respected Sir/Madam,

We, Wing Constructions & Developers Pvt. Ltd. (hereinafter "Wing Constructions"), respectfully submit this written response with utmost regard to this Hon'ble Authority in connection with the objections raised by the RWA of Rohtas Presidential Towers (RPT) concerning registration of commercial project on additionally purchased FSI of Rohtas Presidential Arcade.

1. Background of the Resolution Plan

- The Resolution Plan of Rohtas Projects Ltd. was duly approved by the Hon'ble National Company Law Tribunal (NCLT), New Delhi, on 13.12.2021 in IB-1022/2018, with 99.12% voting in favour by the Committee of Creditors (CoC).
- The Resolution Plan expressly authorised Wing Constructions & Developers Pvt. Ltd. to purchase additional FSI of the Presidential Arcade and undertake development thereupon to generate surplus funds for settlement of liabilities, including completion of pending works in Rohtas Presidential Towers.

The Hon'ble NCLT, under Section 31 of the Insolvency and Bankruptcy Code, 2016 (IBC), held the Plan to be binding on the corporate debtor, its members,

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creditors, guarantors, statutory authorities and all stakeholders, including the RWA.

- (d) Certain members of the RWA had earlier raised objections before the Hon'ble NCLT (IA-1833/2021 & IA-4904/2021). These objections were dismissed on merits since their voting share was less than 1%, and they were bound by the majority decision of the CoC.

Thus, development on additional FSI is an integral and inseparable part of the NCLT-approved Resolution Plan. (Refer Annexure 1 & 2)

2. Reply to RWA's Objections

Objection No. 1: Requirement of 2/3rd NOC from RWA members

(i) Overriding effect of IBC

Section 238 of the Insolvency & Bankruptcy Code, 2016 provides:

"The provisions of this Code shall have effect, notwithstanding anything inconsistent therewith contained in any other law for the time being in force or any instrument having effect by virtue of any such law."

Hence, any alleged requirement for 2/3rd NOC under local law cannot override the binding Resolution Plan approved under Section 31 IBC.

(ii) The Plan itself envisaged that the RWA shall provide NOC if required. Once approved under Section 31 IBC, this mandate is binding and cannot be frustrated by the RWA.

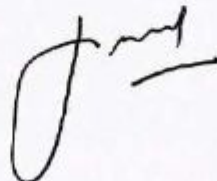
(iii) The NCLT order has attained finality and binds all stakeholders, including the RWA.

Objection No. 2: NEC submitted by Wing Constructions & Developers Pvt. Ltd. is vague

This is incorrect. The NEC is a statutory document verifiable with the competent authority. If the RWA disputes authenticity, this Hon'ble Authority may verify it directly. The allegation is frivolous and intended only to delay.

Objection No. 3: Alleged pendency of map cancellation before LDA

This objection is misleading. The LDA has already afforded two full hearings to all concerned parties on RWA's application for map cancellation. Wing Constructions & Developers Pvt. Ltd. has placed its detailed written response dated 15.09.2025 opposing the RWA's application (Annexure 3). The matter now awaits decision of the LDA. Wing Constructions respectfully undertakes to place the final decision of LDA before this Hon'ble Authority as soon as it is pronounced.



3. Conduct of RWA

The RWA's repeated objections are mischievous and in bad faith. They were dismissed by the Hon'ble NCLT in IA-1833/2021 & IA-4904/2021, opposed before LDA where Wing Constructions has filed its reply dated 15.09.2025, and are now re-agitated before this Hon'ble Authority. Such conduct obstructs the lawful implementation of the Resolution Plan and prejudices more than 1241 homebuyers and creditors who have awaited relief for over 15 years.

Prayer

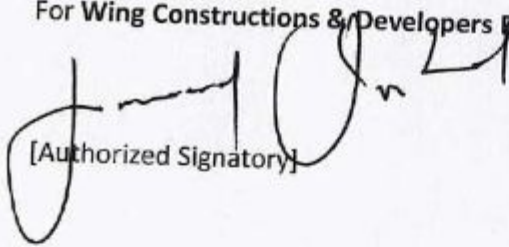
In view of the above, it is most humbly prayed that this Hon'ble Authority may be pleased to:

1. Reject the objections raised by the RWA as frivolous, repetitive, and contrary to binding judicial orders;
2. Affirm Wing Constructions & Developers Pvt. Ltd.'s right to register and develop the commercial project on the additionally purchased FSI in accordance with the NCLT-approved Resolution Plan;
3. Direct the RWA to desist from obstructive conduct and to extend cooperation in the smooth implementation of the Resolution Plan.

With highest regard,

Respectfully submitted,

For **Wing Constructions & Developers Pvt. Ltd.** (Resolution Applicant – JRA-1)


[Authorized Signatory]

Annexures

Annexure 1 – Relevant extract of the NCLT-approved Resolution Plan (authorising acquisition of additional FSI and development of Presidential Arcade).

Annexure 2 – Copy of the Hon'ble NCLT Order dated 13.12.2021 in IB-1022/2018 approving the Resolution Plan under Section 31 of IBC.

Annexure 3 – Copy of Wing Constructions & Developers Pvt. Ltd.'s response dated 15.09.2025 filed before LDA against RWA's map cancellation application (final LDA decision will be submitted to this Hon'ble Authority as soon as it is pronounced).



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E-mail : wing.construction.pvt@gmail.com website : www.wingconstructions.com

Date

UNDERTAKING

(To be filed before the U.P. Real Estate Regulatory Authority-UPRERA)

We, Wing Constructions & Developers Pvt. Ltd., a company having its registered office at D-277-279, Vibhuti Khand, Gomti Nagar, Lucknow - 226010, through our authorised signatory, hereby solemnly undertake and state as follows:

1. We are the Resolution Applicant in respect of the project "Rohtas Presidential Towers" situated at TC/G-4/4, Vibhuti Khand, Gomti Nagar, Lucknow (U.P.) - 226010.
2. Our Resolution Plan for Rohtas Projects Ltd. was approved by the Hon'ble National Company Law Tribunal (NCLT), New Delhi, on 13.12.2021 in IB-1022/2018. The approved Plan expressly contemplates acquisition of additional FSI for the Presidential Arcade and the deployment of surplus funds generated therefrom for settlement of liabilities and completion of pending works in the project.
3. We acknowledge the list of pending and incomplete common-area works as set out in the RWA's complaint dated 15.09.2025 and reproduced in Annexure-A hereto. We accept that Annexure-A represents the admitted list of incomplete common services as submitted by the RWA in the said complaint.
4. We undertake to complete all works set out in Annexure-A (RWA Admitted List of Incomplete Works) in a time-bound manner. We shall carry out these works strictly utilising the surplus funds admitted in the NCLT-approved Resolution Plan. We shall commence physical execution of the works within sixty (60) days of receiving all necessary statutory approvals and access to the relevant portions of the Site. We undertake to complete the works within eighteen (18) months from the date of commencement of physical works, subject to force majeure and statutory delays beyond our control.
5. We shall furnish to this Hon'ble Authority and to the RWA quarterly progress reports detailing financial utilisation, physical progress, and any

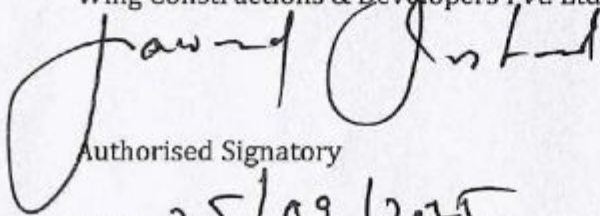
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material impediments to completion. We shall also permit joint inspections by representatives of UPRERA and the RWA on reasonable notice.

6. We undertake to obtain all necessary permissions, NOCs and completion certificates from the concerned statutory authorities, including but not limited to LDA, Fire Department, Jal Nigam and other relevant departments, wherever applicable, and to comply with all statutory norms in carrying out the works.
7. This undertaking is given voluntarily and shall be binding on Wing Constructions & Developers Pvt. Ltd., its successors, legal representatives and assigns.

For and on behalf of

Wing Constructions & Developers Pvt. Ltd.



Authorised Signatory

Date: 25/09/2025

Place: Lucknow

Annexure-A

RWA Admitted List of Incomplete Works of Common Services (reproduced from Annexure-2 of RWA Complaint dated 15.09.2025)

1. Basement Parking
2. Sewage Treatment Plant (STP)
3. Fire Fighting System / High Risers for all towers
4. Hydro Pneumatic System
5. Two Lifts – one in Tower 'C' & one in Tower 'F'
6. CCTV to cover Driveways, Basements & Common Areas
7. Intercom facility in Towers B, C, D, E & F
8. Water Softener Plant
9. Swimming Pool with Kids Pool, Shower & Changing Room
10. Rain Water Harvesting System
11. Water Sprinkler System in Basement
12. Basement Exhaust System
13. Gym/Health Club for residents
14. Fully Furnished Club Area
15. Fully Furnished & Equipped Home Theatre
16. Terrace Lawn on Presidential Arcade (both sides)
17. Four Fully Furnished AC Rooms
18. Fully Furnished Air-Conditioned RWA Office Rooms
19. Fully Furnished Air-Conditioned Conference Room
20. Three Staff Quarters for Caretakers
21. Painting of All Towers
22. Plantation of 100 Trees
23. Finishing of Basement Lobby with Automatic Doors
24. Finishing of Basement Stairs in all Towers
25. Waterproofing of Rooftops, Planter Beds & Suspension Joints
26. Development of Kids Area (Block D & E Front)
27. Development of Outdoor Games Area (in front of Block D)
28. Creation of Society Corpus Fund with Contributions
29. Registration of Unregistered Flats
30. Washroom for Daily Helps
31. Shifting of Water/Sewer Lines from Basement to Main Lines
32. Removal of Arcade Electrical Lines/Meters/Panels from Basement
33. Water Connection from Jal Nigam
34. Replacement of Main Gate & Driveway Tiles with Heavy Duty Tiles
35. Rest Room/Sitting Rooms for Drivers
36. Obtaining of all NOCs/Completion Certificate from LDA, Fire & Other Departments



Ph.: 0522 - 4345800, 7962353

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E-mail : wing.construction.pvt@gmail.com website : www.wingconstructions.com

25/09/2025

Through:

Date

The Secretary,

U.P. Real Estate Regulatory Authority,

Lucknow

To,

The Hon'ble U.P. Real Estate Regulatory Authority,

Lucknow

Subject: Submission of details and documents pursuant to Notice No. 9799/उ.प्र.रेरा/तक.सेल/2025-26 dated 22.09.2025 regarding Rohtas Presidential Arcade & Towers.

Respected Sir/Madam,

Pursuant to the above-referred notice, and in continuation of the meeting held on 24.09.2025, as per the verbal instructions received from your good office, we are hereby furnishing the following details/documents for your kind consideration:

- 1- List of admitted pending works claimed by the RWA along with our undertaking to complete the same out of surplus funds as per the NCLT-approved Resolution Plan.
- 2- Estimate of pending qualified works indicating the projected costs of execution.
- 3- Data pertaining to tower-wise and unit-wise registries completed under the project.
- 4- Completion certificates tower-wise along with the number of units covered under each certificate.
- 5- Number of units as per the previous sanctioned plan duly reconciled with records of the Lucknow Development Authority.

We respectfully submit that the above particulars are being furnished to assist this Hon'ble Authority in examining the matter comprehensively. We remain committed to

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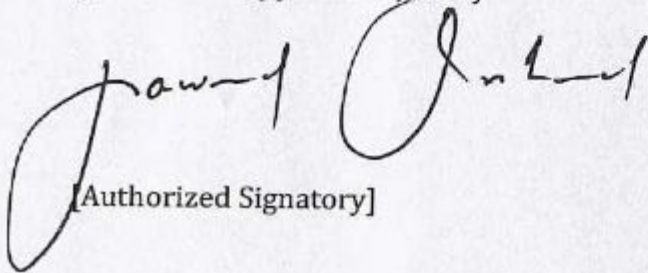
extending full cooperation in the implementation of the Resolution Plan, and to ensuring timely completion of the admitted pending works for the benefit of homebuyers and stakeholders.

We request that the same may kindly be taken on record.

With highest regard,

Respectfully submitted,

For Wing Constructions & Developers Pvt. Ltd.
(Resolution Applicant - JRA-1)



[Authorized Signatory]

SPEED POST

ROHTAS PRESIDENTIAL TOWERS

RESIDENT WELFARE ASSOCIATION

(Society Regn. No.: 2696/ I-181796) TCG 4/4, Vibhuti Khand, Gomti Nagar, Lucknow (U.P.)-226010 | Email rptwa1@gmail.com

D K Raina
President

Atul Wahi
Vice President

Neha Bhatt
Secretary

Deepak Saksena
Treasurer

Abhishek Moza
Joint Secretary

No.: RPT-RWA/Builder/09/01

Date- 16.09.2025

To,

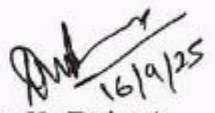
✓ M/s Wings Construction & Developers Pvt. Ltd.
D-277-279, Vibhuti Khand, Gomti Nagar,
Lucknow (U.P.)-226010

Subject: Handing over the copy of the application submitted by us before VC LDA (during hearing on 15.09.2025) under Section 15 (9) of the Uttar Pradesh Planning and Development Act, 1973 seeking cancellation of the sanctioned map dated 03.05.2025 and sanction letter dated 11.07.2025 bearing no. LDA/BP/25-26/0147 by LDA.


As directed by VC/LDA during hearing on 15.09.2025, copy of application submitted by us before VC LDA (during hearing on 15.09.2025) under Section 15 (9) of the Uttar Pradesh Planning and Development Act, 1973 seeking cancellation of the sanctioned map dated 03.05.2025 and sanction letter dated 11.07.2025 bearing no. LDA/BP/25-26/0147 by the Lucknow Development Authority in favour of M/s Wings Construction and Developers Limited is attached herewith for your information and point by point reply. The reply may kindly be submitted to VC LDA and copy of same may also be given to us.

Kindly acknowledge receipt of the application.

Encl.: As above (42 pages)


(D. K. Raina)
President-RWA
President-RWA

Copy to: VC/LDA in reference to his verbal orders given during hearing on 15.09.2025. He is requested to kindly direct M/s Wings Constructions also to file point by point reply to our application before you and give a copy of same to us also.


President-RWA



ROHTAS PRESIDENTIAL TOWERS

RESIDENT WELFARE ASSOCIATION

Society Reg. No. 2696/1-181796 TCG-4/4, Vibhuti Khand, Gomti Nagar, Lucknow (U.P.)-226010 | Email: rwatowers@gmail.com

D K Raina
President

Atul Wahi
Vice president

Neha Bhatt
Secretary

Deepak Saksena
Treasurer

Abhishek Moza
Joint-Secretary

Date- 15.09.2025

To,

CV 15/9/25
The Vice Chairman
Lucknow Development Authority
Lucknow (U.P.)-226010

Subject: Application under Section 15 (9) of the Uttar Pradesh Planning and Development Act, 1973 seeking cancellation of the sanctioned map dated 03.05.2025 and sanction letter dated 11.07.2025 bearing no. LDA/BP/25-26/0147 issued by the Lucknow Development Authority in favour of M/s Wings Construction and Developers Limited

Sir,

We, Rohtas Presidential Towers Resident Welfare Association (hereinafter referred to as "**RWA**" for the sake of brevity), a society registered under the provision of the Societies Registration Act, 1860, bearing Society Registration No. 2696/1-181796 having its registered address at TCG-4/4, Vibhuti Khand, Gomti Nagar, Lucknow (U.P.), 226010, state as under -

1. That in year 2006, M/s Rohtas Projects Limited had undertaken to develop a project in the name and style of "Rohtas Presidential Towers" over Plot No. TCG-4/4, Vibhuti Khand, Gomti Nagar, Lucknow (U.P.), 226010, comprising of six towers



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(viz. A, B, C, D, E and F) with a total of 173 unit/flats, along with several common amenities inclusive of play area for children, swimming pool, small lawn, etc. and commercial arcade with a total of 30 shops (hereinafter referred to as "**Project**" for the sake of brevity).

2. That accordingly, M/s Rohtas Projects Limited has applied for permit and approvals from Lucknow Development Authority (hereinafter referred to as "**LDA**" for the sake of brevity), whereby, a permit no. 40859 dated 29.07.2013 (compounded on 16.12.2016) was issued *qua* the development of the project. The aforesaid project was also duly registered with the Uttar Pradesh Real Estate Regulatory Authority having its registration no. UPRERAPRJ7245.
3. That such amenities and facilities were not only mentioned in the brochure coupled with the advertisements of the project but were made also a part of the sanctioned layout plan, which had persuaded the allottees, including the members of the RWA, for purchasing the unit/flats in the project.
4. That thereafter, in year 2012-2013, M/s Rohtas Projects Limited initiated the process of handing over the flats in the project to the allottees, with a categoric undertaking to complete the remaining amenities/work in the project. The allottees had a sanguine hope that the flats and the assured amenities of the project would be completed as per the brochure coupled with the advertisements of the project.



Rohit

5. That however, M/s Rohtas Projects Limited failed to fulfil its obligations and in year, 2019, absconded without having completed the approved work of the project, to the detriment of the allottees. As such, the residents/allottees were compelled to undertake the completion of basic amenities at their own cost and expense.

6. That thereafter, the Hon'ble National Company Law Tribunal, New Delhi, vide its order dated 30.09.2019 passed in CP (IB) No. 1022/2018 (*Gautam Mullick and Others v M/s Rohtas Projects Limited*) initiated Corporate Insolvency Resolution Process (CIRP) against M/s Rohtas Projects Limited.

7. That in pursuance thereto, a joint resolution plan was submitted by M/s Wing Constructions and Developers Private Limited and Consortium of Mr. Rajbir Singh Goyot and M/s Antriksh Infradesign Private Limited (now GYGY Infradesign Private Limited), which was subsequently approved by the Hon'ble National Company Law Tribunal, New Delhi vide its order dated 13.12.2021 passed in I.A. No. 2871/2021 in CP (IB) No. 1022/2018 (*supra*).

8. That it is pertinent to mention that as per the approved resolution plan, the project was the responsibility and liability of M/s Wing Constructions and Developers Private Limited (Join Resolution Applicant No.1), which had undertaken to complete the remaining work of the project, within a stipulated period of four years.



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9. That the members of the RWA were hopeful that M/s Wing Constructions and Developers Private Limited, which had stepped into the shoes of M/s Rohtas Projects Limited would complete the remaining work including the construction and development of the amenities which were assured to the RWA.
10. However, till date, no concrete steps have been taken by the M/s Wing Constructions and Developers Private Limited to fulfil its obligation of completing the remaining work in the project. Aggrieved by such inactions, the RWA and its members have time and again vide several representations has requested M/s Wing Constructions and Developers Private Limited to complete the remaining work, however, such repeated requested of the RWA and its members have fell on the deaf ears of M/s Wing Constructions and Developers Private Limited. On the contrary, M/s Wing Constructions and Developers Private Limited has executed around 37 sale deeds in respect of the unregistered flats/shops/office space in the project, in an expedient manner, with a sole intent of profit booking and without any heed to their obligation and responsibility to complete the remaining works of the project. Copy of the representations of the RWA sent to M/s Wing Constructions and Developers Private Limited is marked and annexed herewith as **Annexure-1**.
11. That unexpectedly, to the utter shock of the members of RWA, on 23.11.2024 a public notice was issued by LDA wherein it was mentioned that M/s Wing Constructions and Developers Private Limited, had preferred an application before LDA seeking sanction of additional FAR and approval of the proposed map *qua* the project and accordingly, objections were invited from



the general public against the proposed map. It is pertinent to mention that the public notice dated 23.11.2024 mentioned no details, whatsoever, as to what changes were being projected by M/s Wing Constructions and Developers Private Limited in the proposed map.

12. That immediately upon becoming aware of such public notice, the RWA vide its objections dated 16.12.2024 categorically apprised your good-self that no consent/NOC (No Objection Certificate), whatsoever, was sought by M/s Wing Constructions and Developers Private Limited against any alteration or addition in the sanctioned plan of the project. Further, the RWA vide its aforesaid objections dated 16.12.2024 raised its concerns and also requested your good-self to provide it with an opportunity of hearing before approving the proposed map submitted by M/s Wing Constructions and Developers Private Limited. Copy of the objections dated 16.12.2024 submitted by RWA is marked and annexed herewith as **Annexure-2**.

13. That, despite its objections dated 16.12.2024, no opportunity of hearing was provided to the RWA, as such, the RWA sent a reminder objections dated 02.04.2025 addressed to your good-self, by means of which it was again informed that no consent/NOC (No Objection Certificate), whatsoever, was sought by M/s Wing Constructions and Developers Private Limited against any alteration or addition in the sanctioned plan of the project, and requested an opportunity of hearing before any approval was granted on the proposed map. Copy of the objections dated 02.04.2025 submitted by RWA is marked and annexed herewith as **Annexure-3**.



14. That however, neither any reply was sent to the aforesaid objections dated 16.12.2024 and 02.04.2025 submitted by RWA nor any opportunity was ever afforded to the RWA *qua the* proposed map, against the settled law of *audi alteram partem*, in teeth of principles of natural justice.
15. That to the utter shock of the RWA, on 03.05.2025, M/s Wing Constructions and Developers Private Limited got the proposed map sanctioned from LDA for providing additional FAR for construction of eight-floor commercial building on the arcade, which is an integrated part of the project, on account of suppression and misrepresentation of material facts. Accordingly, a sanction letter dated 11.07.2025 bearing no. LDA/BP/25-26/0147 has also been issued by LDA in favour of M/s Wings Construction and Developers Limited.
16. That neither the objections raised by the RWA has been considered by LDA nor any opportunity of hearing has been provided to the RWA before the proposed map has been sanctioned on 03.05.2025. At this juncture, it is relevant mention that Section 14 of the Real Estate (Regulation and Development) Act, 2016 (hereinafter referred to as "**Act 2016**" for the sake of brevity), mandates the promoters to obtain written consent of at least two-thirds of the allottees in case of any changes in the sanctioned plans and specifications of the buildings or the common areas within the project. For ease of perusal and for ready reference Section 14 of the Act 2016 is reproduced hereunder-



[Handwritten Signature]

14. Adherence to sanctioned plans and project specifications by the promoter.—

(1) The proposed project shall be developed and completed by the promoter in accordance with the sanctioned plans, layout plans and specifications as approved by the competent authorities.

(2) Notwithstanding anything contained in any law, contract or agreement, after the sanctioned plans, layout plans and specifications and the nature of the fixtures, fittings, amenities and common areas, of the apartment, plot or building, as the case may be, as approved by the competent authority, are disclosed or furnished to the person who agree to take one or more of the said apartment, plot or building, as the case may be, the promoter shall not make—

(i) any additions and alterations in the sanctioned plans, layout plans and specifications and the nature of fixtures, fittings and amenities described therein in respect of the apartment, plot or building, as the case may be, which are agreed to be taken, without the previous consent of that person:

Provided that the promoter may make such minor additions or alterations as may be required by the allottee, or such minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by an authorised Architect or Engineer after proper declaration and intimation to the allottee.

Explanation.—For the purpose of this clause, "minor additions or alterations" excludes structural change including an addition to the area or change in height, or the removal of part of a building, or any change to the structure, such as the construction or removal or cutting into of any wall or a part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a change to or closing of any required means of access ingress or egress or a change to the fixtures or equipment, etc.

(ii) any other alterations or additions in the sanctioned plans, layout plans and specifications of the buildings or the common areas within the project without the previous written consent of at least two-thirds of the allottees, other than the promoter, who have agreed to take apartments in such building.

Explanation.—For the purpose of this clause, the allottee, irrespective of the number of apartments or plots, as the case may be, booked by him or booked in the name of his family, or in the case of other persons such as companies or firms or any association of individuals, etc., by whatever name called, booked in its name or booked in the name of its associated entities or related enterprises, shall be considered as one allottee only.

(3) In case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the promoter as per the agreement for sale relating to such development is brought to the notice of the



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promoter within a period of five years by the allottee from the date of handing over possession, it shall be the duty of the promoter to rectify such defects without further charge, within thirty days, and in the event of promoter's failure to rectify such defects within such time, the aggrieved allottees shall be entitled to receive appropriate compensation in the manner as provided under this Act.

17. That however, M/s Wing Constructions and Developers Private Limited has sought to carry out major changes in the sanctioned plan and the common areas of the project, without obtaining 2/3 majorities of the allottees, completely in defiance of the aforementioned Section 14(2) of the Act, 2016, which has been approved by LDA on 03.05.2025. It is apposite to mention that the common areas and facilities as provided in the compounded map dated 16.12.2016 has a permanent character and cannot be altered without the written consent of flat/unit holders.

18. That such act of M/s Wing Constructions and Developers Private Limited in getting the map sanctioned by LDA on 03.05.2025 and altering the common areas and facilities in the project without the consent of the members of RWA is also violative of Section 4 and 5 of the U.P. Apartment (Promotion of Construction, Ownership and Maintenance) Act, 2010. In this regard, reference may be made to the judgment of the Hon'ble Supreme Court of India reported in (2021) 10 SCC 1 in re Supertech Limited v Emerald Court Owners Resident Welfare Association and Others, wherein the Hon'ble Court has dealt with the violation of the provisions of the U.P. Apartment Act, 2010 with very stern hands and has issued strictures against altering the common areas and facilities in the project without obtaining the consent of the members/apartment owners.



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19. Further, upon a detailed and careful examination of the map sanctioned on 03.05.2025, it has come to the notice of RWA that M/s Wing Constructions and Developers Private Limited by means of the documents submitted along with the proposed map has misrepresented and misled LDA for getting its approval. For ease of perusal and ready reference a comparative list of irregularities in New Map LDA/BP/25-26/0147 dated 03.05.2025 viz-a-viz old Compounded map no. 40859 dated 16.12.2016 is tabulated hereunder -

S. No.	Marked As	New Map (LDA/BP/25-26/0147 dated 03.05.2025)	Old Compounded Map (40859 dated 15.12.2016)	Remarks
1.	A	Proposed to build Mechanical Parking in open area where small Lawn & Children play area exists (Site Plan 1/9)	Open Area as per compounded plan no. 3/19 where Small Lawn & Children play area exists. <u>Also refer plan no. 18/19.</u>	Encroaching in Residential area. Mechanical Parking not required.
2.	A1	Proposed to build Mechanical Parking in part area of main lawn (Site Plan 1/9)	Open Area (plan no. 3/19) where Main Lawn exists. <u>Also refer plan no. 18/19.</u>	Encroaching in Residential area. Mechanical Parking not required.
3.	A2	Proposed to build Mechanical Parking alongside in part area of existing main approach road of society (Site Plan 1/9) between basemen ramp & cut out.	Existing Main approach road of the society. Parking at this place has already been made available by RWA to the residents (compounded plan no. 3/19).	Encroaching in Residential area. There is no requirement of Mechanical Parking.
4.	A3	Proposed to build Parking space alongside the existing pathway (6m wide) of Tower-A, B & C (Site Plan 1/9) but	No space for parking as pathway is 6m wide. Planting Bed shown alongside the pathway are already available as shown in	In Residential area. No scope for parking as planting beds on side of pathway are already



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		there is no scope as planter bed on sides of pathway.	compounded plan 3/19.	available as shown in compounded plan.
5.	A4	Proposed to build Parking space alongside the boundary on north side (Shalimar Park side) & East side (Omaxe side) alongside main approach road. (Site Plan 1/9).	Parking at these places has already been constructed & made available to the residents by RWA as per (compounded plan no. 3/19).	In Residential area. Parking has been constructed & already been made available by RWA.
6.	B	Abutting Road (Ramp:30m long, 3m high, 6m wide) shown at designated swimming pool area approaching our existing basement parking (site plan no. 1/9)	No such road/ramp is shown in compounded plan 3/19 nor exists at site.	Encroaching residential area & basement parking. Not required.
7.	B1	Swimming Pool & Kids Pool not being shown in site plan no. 1/9	Swimming Pool & Kids Pool shown in plan no.3/19 alongwith changing rooms. These are to be build as leftover work.	Swimming Pool & other provisions are to be build by Builder as leftover work.

Copy of the map sanctioned on 03.05.2025 and the old compounded map no. 40859 dated 16.12.2016 are collectively marked and annexed herewith as **Annexure-4**.

20. That it is evident from the aforesaid that the multi-level mechanical parking and normal parking (already existing) shown to be constructed at different places are shown in new map only to meet out the parking requirements for construction of additional 8 floors commercial building on Arcade. Further, the



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Abutting Road (Ramp) shown in new map is to encroach upon the basement parking to meet out the parking requirements for additional 8 floors commercial building on Arcade. Shockingly, swimming pool, kids pool & changing rooms have been removed in new plan to save the cost of remaining works to be completed by M/s Wing Constructions and Developers Private Limited.

21. That further, upon perusal of the sanctioned map dated 03.05.2025, it transpires that it is an absolute encroachment of the rights of the RWA, which is in occupation of the project premises since year, 2012. Further, it is also borne out that M/s Wing Constructions and Developers Private Limited has not only concealed the compounding map dated 15.07.2016 of the project but also has suppressed the current occupation of the RWA from the LDA while fraudulently obtaining the sanctioned map dated 03.05.2025.

22. Further, it is relevant to mention that the Arcade part of the project is an integrated portion of the building joined with the residential part where back portion of residential flats is directly faced to Arcade space, top of which was to be developed as Terrace Garden by M/s Rohtas Projects Limited for exclusive use of residents of the flats. The opening to this Terrace Garden had only opening from the residential Towers A, B, C & F, which was also mentioned in the project brochure. Therefore, any construction on the adjacent Arcade side is bound to interrupt fresh air, sunlight flow to the residential flats apart from continuous sound nuisance which is bound to emanate from additional eight storied commercial complex which will seriously affect the wellbeing of flat owners and their families.



23. That the RWA vide its letter dated 11.08.2025 apprised your goodself regarding the glaring discrepancies and irregularities in New Map LDA/BP/25-26/0147 dated 03.05.2025 viz-a-viz old Compounded map no. 40859 dated 16.12.2016, and further informed your good-self regarding the suppression and misrepresentation by M/s Wing Constructions and Developers Private Limited in obtaining the sanctioned map dated 03.05.2025. Further, RWA vide the aforesaid letter dated 11.08.2025 requested your good-self to review the sanctioned plan 03.05.2025, which was obtained by M/s Wing Constructions and Developers Private Limited by suppression and misrepresentation and against the provisions as contained under Section 14 (2) of the Act, 2016. Copy of the letter dated 11.08.2025 issued by the RWA is marked and annexed herewith as **Annexure-5**.
24. That thereafter, vide letter dated 29.08.2025 issued by the Additional Secretary, LDA, for the first time, the RWA was directed to remain present on 01.09.2025 with the relevant documents in support of its objections *qua* the sanctioned plan 03.05.2025. It pertinent to mention that despite repeated requests, no opportunity of hearing was ever granted to the RWA before the map was sanctioned on 03.05.2025.
25. That along with the said letter dated 29.08.2025, a report/ response of the Principal Secretary, Department of Housing and Urban Planning was provided to the RWA. Upon perusal of the aforesaid report/ response, it transpires that undue emphasis has been placed upon the Clause 16.5.2 (g) (b) of the Resolution



RWA

Plan submitted by the M/s Wing Constructions and Developers Private Limited, whereby it has been mentioned that *"the Joint Resolution Applicant No. proposes to purchase the additional FSI available on the Presidential Arcade, from the relevant authorities, develop the same and sell the Units/Areas so developed"* and *"Extra FSI purchasable in the Presidential Arcade, shall be purchased by the Joint Resolution Applicant No.1 by paying acquisition costs to the LDA or any other costs involved in acquiring it"*. Further, it has also been observed in the aforesaid report/ response, the approval for purchasable FAR and sanctioned map dated 03.05.2025 was granted after inviting objections/suggestions as per the rules.

26. That it pertinent to mention that the M/s Wing Constructions and Developers Private Limited having stepped into the shoes of M/s Rohtas Projects Limited, has undertaken to complete the remaining work in the project, however, has blatantly failed to fulfil its obligations. Further, the obligations and liabilities of M/s Wing Constructions and Developers Private Limited as stipulated under the Resolution Plan, is subject to the statutory requirements and prevailing norms, which is also stipulated under the Resolution Plan.

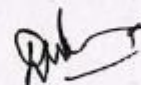
27. That as such, it was incumbent upon M/s Wing Constructions and Developers Private Limited to have obtained 2/3 majorities of the allottees before carrying out any major changes in the sanctioned plan and the common areas of the project, as enumerated under Section 14(2) of the Act, 2016. However, having failed to obtain 2/3 majorities of the allottees, which is sacrosanct before carrying out any major changes in the



sanctioned plan, M/s Wing Constructions and Developers Private Limited has acted contrary to the very scheme of the Act, 2016 and has obtained the sanctioned plan 03.05.2025 by suppression and misrepresentation.

28. That from the perusal of the aforesaid report/ response of the Principal Secretary, Department of Housing and Urban Planning, it transpires that M/s Wing Constructions and Developers Private Limited has misled and misrepresented, in as much as, the RWA was kept in dark regarding the proposed changes were being projected by M/s Wing Constructions and Developers Private Limited in the proposed map, which is evident from the very fact that public notice dated 23.11.2024 mentioned no details, whatsoever, was mentioned regarding any proposed change. Further, the objections dated 16.12.2024 and 02.04.2025 submitted by RWA has not been considered by the LDA and no opportunity, whatsoever, has ever been afforded to the RWA before approving the sanctioned plan 03.05.2025.

29. That further, wrong and misleading impression has sought to be given by M/s Wing Constructions and Developers Private Limited, in as much as, NCLT in its wisdom cannot pass orders while approving Resolution Plan which are against the ethos of the statutory requirements governing the construction and development of the project. Further, the execution of Resolution Plan is mandatorily to be made in adherence to the statutory requirements, which however, is conspicuously missing in the present matter.



30. That the RWA vide its letter dated 31.08.2025 again apprised your goodself regarding the mis-representation and concealment of the material information by M/s Wing Constructions and Developers Private Limited in getting the map sanctioned on 03.05.2025 and requested for cancellation of the same. Copy of the letter dated 31.08.2025 issued by the RWA is marked and annexed herewith as **Annexure-6**.

31. That as per Section 15 of the Uttar Pradesh Planning and Development Act, 1973, your good-self has been vested with powers to cancel the permission which has been obtained on account of any material mis-representation or fraudulent statement or information furnished. For ease of perusal and for ready reference Section 15 of the Act, 1973 is reproduced hereunder-

15. (1) Every person or body (other than any department of Government or any local authority) desiring to obtain the permission referred to in section 14 shall make an application in writing to the [Vice-Chairman] in such form and containing such particulars in respect of the development to which the application relates as may be prescribed by [by laws].

(2) Every application under sub-section (1) shall be accompanied by such fee as may be prescribed by rules.

[(2-A) The Authority shall be entitled to levy development fees, mutation charges, stacking fees and water fees in such manner and at such rates as may be prescribed :

Provided that the amount of stacking fees levied in respect of an area which is not being developed or has not been developed, by the Authority, shall be transferred to the local authority within whose local limits such area is situated.]

[(2-B) Where in any development area, the State Government declares its intention to undertake one or more special amenity projects, the Authority shall be entitled to levy special amenity fee in such manner and at such rate as State Government may, by notification in the Gazette specify :

Provided that the additional amount levied and collected as a result of levy of special amenity fee shall be credited to the Special Amenities Development Fund as established under section 20-A of this Act and it shall be utilized solely for the purpose of one or more special amenity projects in such manner as may be notified by the State Government from time to time.]



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(3) On the receipt of an application for permission under subsection (1), the 1[Vice-Chairman] after making such inquiry as it considers necessary in relation to any matter specified in clause (d) of sub-section (2) of section 9 or in relation to any other matter, shall, by order in writing, either grant the permission, subject to such conditions, if any, as may be, specified in the order or refuse to grant such permission:

Provided that before making an order refusing such permission, the applicant shall be given a reasonable opportunity to show cause why the permission should not be refused: Provided further that the [Vice-Chairman] may before passing any order on such application give an opportunity to the applicant to make any correction therein or to supply any further particulars or documents or to make good any deficiency in the requisite fee with a view to bringing it into conformity with the relevant rules or regulations:

[Provided also that before granting permission, referred to in section 14 the Vice-Chairman may get the fees and the charges levied under sub-section (2-A) deposited.]

4) Where permission is refused, the grounds of such refusal shall be recorded in writing and communicated to the applicant.

(5) Any person aggrieved by an order under sub-section (4) may appeal to the [Chairman] against that order within thirty days from the communication thereof and the [Chairman] may after giving an opportunity of hearing to the appellant and, if necessary, also to the representative of the [Vice-Chairman], either dismiss the appeal or direct the [Vice-Chairman] to grant the permission applied for with such modifications, or subject to such conditions, if any, as may be specified.

(6) The [Vice-Chairman] shall keep in such form as may be prescribed by regulations a register of applications for permission under this section.

(7) The said register shall contain such particulars, including information as to the manner in which applications for permission have been dealt with, as may be prescribed by regulations, and shall be available for inspection by any member of the public at all reasonable hours on payment of such fee not exceeding rupees five as may be prescribed by regulations.

(8) Where permission is refused under this section, the applicant or any person claiming through him shall not be entitled to get refund of the fee paid on the application for permission but the 1[Vice-Chairman] may, on an application for refund being made within three months of the communication of the grounds of the refusal under sub-section (4) direct refund of such portion of the fee as it may deem proper in the circumstances of the case.

(9) If at any time after the permission has been granted under sub-section (3), the Vice-Chairman is satisfied that such permission was granted in consequence of any material mis-representation made or any fraudulent statement or information furnished, he may cancel such permission for reasons to be recorded in writing and any work done thereunder shall be deemed to have been done without such permission :

Provided that a permission shall not be cancelled without affording to the persons or body concerned a reasonable opportunity of being heard.]



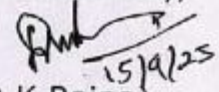
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32. That in view of the aforesaid, it is evident that the sanctioned plan 03.05.2025 has been obtained by M/s Wing Constructions and Developers Private Limited by misrepresentation and concealment of material facts and against the provisions as contained under Section 14(2) of the Act, 2016, to the detriment of the RWA. As such, it is humbly prayed that your-good self under exercise of powers Section 15(9) of the Act, 1973 be pleased to cancel/revoke sanctioned map dated 03.05.2025 and sanction letter dated 11.07.2025 bearing no. LDA/BP/25-26/0147 issued by the Lucknow Development Authority in favour of M/s Wings Construction and Developers Limited.

Encl.: As above



Yours sincerely,


15/9/25

(D K Raina)

President RWA

ROHTAS PRESIDENTIAL TOWERS
Vishal Khand, Grah Nagar, Lucknow

ADJUDICATE-I
29
23.08.22

(3)

ROHTAS PRESIDENTIAL TOWERS

RESIDENTS WELFARE ASSOCIATION

Reg. No. 181796 | TC-G4/4, Vibhuti Gomti Nagar Lucknow-226010 | Email: office@rohtasrwa.com

Anil Kalra Amit Goyal Dr Sunil Kumar Mrs Geeta Kumar Santosh Yadav
President Secretary Vice President Treasurer Joint Secretary

Date 23/09/2022
Ref.: No.RWA-RPT-WCD/HO/029

To,
The Managing Director
Wing Constructions & Developers Pvt. Ltd.
D-277/278, Vibhuti Khand
Gomti Nagar Near Urdu Academy
Lucknow-226010.
Attn. Managing Director

Sub.: In View of the Order By Honourable NCLT Court no. I.A. No. 1833/2021, IA-4904/2021, & IA-2871/2021 in IB-1022(New Delhi)/2018 Dated 13th December 2021. And with Your company being incorporated as Directors / Owners Of Rohtas Projects Ltd., and taken over the management.

Dear Sir,

With the above reference and new developments in the structure change of ownership of Rohtas Projects Limited, where all UNFINISHED work in Rohtas Presidential Towers is to be completed by your esteem organisation.

Take Ref. to your letter no. Nil Dated 21/05/2022 received in our RWA office on dated 22/05/2022

This letter contains the list of unfinished / pending works left by the previous owners in Rohtas Presidential Towers. The is in continuation to the resolution plan submitted by Wing Constructions & Devlopvers Pvt. Limited and approved with the Order passed By Honourable NCLT Court no. I.A. No. 1833/2021, IA-4904/2021, & IA-2871/2021 in IB-1022(New Delhi)/2018 Dated 13th December 2021. And with Wing Construction & Developers Pv. Ltd. being incorporated as Directors to have taken over management / Owners Of Rohtas Projects Ltd. Know as JRA-1.

List of Following incomplete work of common services for all towers.

1. Basement Finishing with allotment of designated parking
2. Retaining wall towards gate no.3
3. Sewage Treatment Plant
4. Fire Fighting System / High Risers all towers
5. Hydro Pneumatic System
6. Water Treatment Plant
7. Rain Water Harvesting System
8. Basement Exhaust System
9. Water Sprinkle System in Basement
10. CCTV in all blocks, gates and all around the society.
11. Terrace Lawn on Presidential Arcade / both sides
12. 4 nos. Furnished AC Rooms



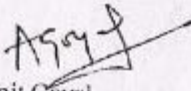
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23.08.22

13. 2 Servant Quarters
14. Banquet Hall
15. GYM/Health Club
16. Furnished Club with Home Theatre
17. Painting of All towers
18. 50-100 nos. Trees
19. 2 Nos. Lifts (1 C Tower & 1 F Tower)
20. Basement Lobby Finishing with Automatic doors
21. Water Proofing on Roof Top, water proofing under planter beds, and all suspension joints of blocks.
22. Washroom for daily help.
22. Stair Cases – Basement finishing All towers
23. Development of Kids area in front of D and E towers.
23. All Water / sewer lines of Arcade to be removed from basement and to out towards arcade n connect to main lines in front of arcade.
24. Removal of electric lines / meters / electric panels of arcade. From Basement
25. Water connection from Jal Nigam
26. Main Gate and all around Drive ways tiles to be removed and new heavy duty tiles as vehicles move on it
27. Residential Quarter for caretakers
28. Settle Legal issues with Vijay Agarwal regarding B, C, and E lobby area.
29. Drivers sitting area
30. All NOC, fire etc.
31. Swimming pool.

For Rohtas Presidencial Towers-RWA




Amit Goyal
Secretary



36

Annexure-I
32
09/09/22

ROHTAS PRESIDENTIAL TOWERS

RESIDENTS WELFARE ASSOCIATION

Plot No. 3, JALPURA, IC-647, Vibhuti Khand, Gomti Nagar, Lucknow - 226010 | Email: office@rohtasrwa.com

Mr. Kalyan Anand (Secretary) Mr. Sunil Kumar (Vice President) Mr. Javed Kumar (President) Santosh Yadav (Joint Secretary)

Date: 09/09/2022
Ref.: No.RWA-RPT-WCD/HO/032

To,
The Managing Director
Wing Constructions & Developers Pvt. Ltd.
B-277/278, Vibhuti Khand
Gomti Nagar Near Urdu Academy
Lucknow-226010.

ok

Kind Attn. : Mr. Javed (Managing Director)

Sub.: In View of the Order By Honourable NCLT Court no. I.A. No. 1833/2021, IA-4904/2021, & IA-2871/2021 in IB-1022(New Delhi)/2018 Dated 13th December 2021. And with Your company being incorporated as Directors / Owners Of Rohtas Projects Ltd., and taken over the management, as (JRA-1)

Dear Sir,

In reference to our letter dt. 23rd August 2022 and new developments in the structure change of ownership of Rohtas Projects Limited.

This is in continuation to the resolution plan submitted by Wing Constructions & Developers Pvt. Limited and approved with the Order passed By Honourable NCLT Court no. I.A. No. 1833/2021, IA-4904/2021, & IA-2871/2021 in IB-1022(New Delhi)/2018 Dated 13th December 2021 and Wing Construction & Developers Pvt. Ltd. being incorporated as Directors to have taken over management / Owners Of Rohtas Projects Ltd. Know as JRA-1.

The Most priority work, to be executed by your good self on war footing should be to complete the fire fighting & fire alarm system / fitment of equipments and running with what ever is needed to be installed at the earliest. There are 173 flats and more than 400 residents whose lives are at stake. Thirdly the pending registry of unregistered flat. We have already made this very clear to your good self in our several meetings and earlier letter about the pending works of the builder. Secondly the other most urgent work to executed is cleaning of the basement and installing of proper drainage for all water logging which is creating health hazard and due to water logging the foundations are getting weaker day by day.

There is more long list of the pending works already been given to your office via letter dated 23/08/22 which are to be taken on the top priority as soon as possible.



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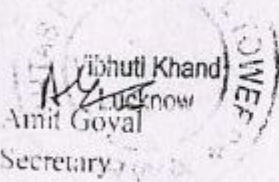
Annexure-I

The honourable NCLT court passed the order on 13th December 2021 and since then we have not seen any movement of a single work taken up by your organisation.

We have also received a letter from the local police station which is enclosed herein for your perusal which also emphasises upon fire and all other issues for safety in the high rise building and the residents residing.

Kindly take up this matter as most urgent & arrange to execute on the top most priority.

For Rohtas Presidential Towers-RWA


Vibhuti Khand
Lucknow
Amit Goyal
Secretary

- CC 1. NCLT Monitoring Authority
2. Commissioner Lucknow
3. DM Lucknow
4. VC LDA
5. Commissioner Fire

o/c

मुख्य बिन्दु

- 1-प्रतिष्ठान/भवन/काम्प्लेक्स का लखनऊ विकास प्राधिकरण द्वारा मानचित्र स्वीकृत है अथवा नहीं एवं जिस कार्य के लिये मानचित्र स्वीकृत कराया गया है वही कार्य किया जा रहा है अथवा मानचित्र के अतिरिक्त स्वयं निर्माण कर अन्य कार्य किया जा रहा है।
- 2-विद्युत सुरक्षा सतर्कता अधिष्ठान से भवन/प्रतिष्ठान/काम्प्लेक्स में सुरक्षा से सम्बन्धित अनापत्ति प्रमाण पत्र प्राप्त है अथवा नहीं एवं विद्युत उपकरण मानक के अनुसार लगे है अथवा नहीं।
- 3- प्रतिष्ठान/भवन/काम्प्लेक्स में मुख्य अग्नि शमन अधिकारी द्वारा अनापत्ति-प्रमाण पत्र प्राप्त कर लिया गया है अथवा नहीं। पी0ए0 सिस्टम है अथवा नहीं
- 4-प्रतिष्ठान/भवन/काम्प्लेक्स में फायर एक्सटिंग्यूंसर सिलेंडर मानक के अनुसार में लगे है कार्य कर रहे है अथवा नहीं। संख्या कितनी है, क्षमता कितनी है तथा बैधता कब तक है।
- 5-टेरिस टैंक व टेरिस पम्प की क्षमता तथा भूमिगत टैंक
- 6-प्रतिष्ठान/काम्प्लेक्स में अग्नि सुरक्षा प्रणाली को संचालित करने वाले स्टाफ का विवरण, प्रशिक्षित कर्मचारी है प्रशिक्षण प्रमाण पत्र तथा प्रशिक्षित किये जाने की अवधि एवं सभी शिफ्टों में कर्मचारी लगे है अथवा नहीं।
- 7-प्रतिष्ठान/काम्प्लेक्स में फायर पम्प लगे है तथा हौज रील लगी है, वह मानक के अनुसार है अथवा नहीं।
- 8-प्रतिष्ठान/काम्प्लेक्स में शीशे से कवर्ड एरिया होने पर धुआ निकलने की व्यवस्था तथा एलार्म सिस्टम कार्य कर रहा है अथवा नहीं
- 9-अपातकालीन निकास द्वार सभी तलों पर है तथा सभी तलों में आने जाने का सुगम रास्ता है अथवा नहीं।
- 10-प्रतिष्ठान/काम्प्लेक्स में जाने के लिये रास्ता साफ है या अतिक्रमित है यदि अतिक्रमित है तो अतिक्रमण को हटाने के लिए उपाय किये गये।
- 11-प्रतिष्ठान/काम्प्लेक्स के पास फायर सर्विस का नम्बर, एम्बूलेस का न0, नजदीक अस्पताल का नम्बर एवं स्थानीय पुलिस अधिकारियों के सी0यू0जी0 नम्बर तथा अन्य महत्वपूर्ण नम्बरों की सूची चस्पा है अथवा नहीं

12:- GPO entry | documentation | NOC की copies | photographs

40

Annexure J

ROHTAS PRESIDENTIAL TOWERS RESIDENTS WELFARE ASSOCIATION

Society Reg. No. 2005/1878 | TC-G4/4, Vibhuti Gomti Nagar Lucknow-226010 | Email: office@rohtasrwa.com

Dr. Sunil Kumar Vice President	Amit Goyal Secretary	Mrs. Geeta Kumar Treasurer	Santosh Yadav Jt. Secretary
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43
04/10/22

Date 04/10/2022
Ref.: No.RWA-RPT-WCD/HO/043

To,
The Managing Director
Wing Constructions & Developers Pvt. Ltd.
D-277/278, Vibhuti Khand
Gomti Nagar Near Urdu Academy
Lucknow-226010.
Kind Attn. : Mr. Javed (Managing Director)

&

To,
Mukesh Gupta
Monitoring Professional
(Erstwhile Resolution professional)
Rohtas Projects Limited
email: monitor.rohtas@gmail.com , cirp.rohtas@gmail.com

Sub.: In View of the Order By Honourable NCLT Court no. I.A. No. 1833/2021, IA-4904/2021, & IA-2871/2021 in IB-1022(New Delhi)/2018 Dated 13th December 2021. And with Your company being incorporated as Directors / Owners Of Rohtas Projects Ltd., and taken over the management, as (JRA-1)

Dear Sir,

In reference to our letter dt. 23rd August 2022 and 9th September 2022, as the new developments in the structure change of ownership of Rohtas Projects Limited,

This is in continuation to the resolution plan submitted by M/s Wing Constructions & Developers Pvt. Limited and approved with the Order passed By Honourable NCLT Court no. I.A. No. 1833/2021, IA-4904/2021, & IA-2871/2021 in IB-1022(New Delhi)/2018 Dated 13th December 2021 and M/s Wing Construction & Developers Pvt. Ltd. being incorporated as Directors to have taken over management / Owners Of M/s Rohtas Projects Ltd. Know as JRA-1.

We have been requesting in our meetings and in writing to you that there are few top priority work to be executed by your organisation on war footing.

1. Fire fighting & fire alarm system / fitment of equipment's . There are 173 flats and more than 400 residents whose lives are at stake.
2. Cleaning of the basement and installing proper drainage systems for all water logging/ sewage system which is creating health hazard. This problem is from the date the building was made, every year in rainy season there is massive water logging in the basement. This year its worse. 173 flats with almost 400 residents lives are at stake.
3. Transformer and distribution of electricity, the whole area is just to burst any time. The transformers of the arcade side is also on this location creating more issues of fire any time due to heavy load of the restaurants and shops. The builder M/s Rohtas Projects Ltd. never got the NOC and never submitted the completion certificates to LESA/UPSEB hence the total responsibility is of the builder to maintain the transformers and the network.

There is more long list of the pending works already been given to your office via letter dated 23/08/22 which are to be taken on the top priority.

The honourable NCLT court passed the order on 13th December 2021 and Wings Construction MD Mr Javed Was formally appointed as Full director in Rohtas Projects Ltd. In June 2022, since then we have not anywork progress taken up by your organisation.

Kindly take up this matter as most urgent & arrange to excute on the same on the top most priority.

Further we are getting complains that there are unwanted demands from the unregistered flat owners. Please restrain from this practice or this will lead us to filing complaints to competent authorities.

For Rohtas Presidential Towers-RWA

Amit Goyal
Amit Goyal
Secretary
RWA

OK
Request to kindly arrange a meeting with
your RWA representative with us for inspecting
the places where work to be finalise on.
12/10/22, at 5:00 p.m. sharp.

CC 1. NCLT Monitoring Authority via email

12/10/22, at 5:00 p.m. sharp.

(79)

RESIDENTIAL TOWERS RESIDENT WELFARE ASSOCIATION

(Society Registration no. 2696/1-181796)

TCG-4/4, Vibhuti Khand, Gomti Nagar, Lucknow (U.P.)-226010

Letter No.: RPT/RWA/Builder/2023

Date: 12.05.2023

To,

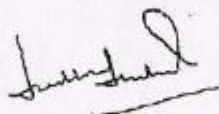
M/s Wings Construction & Developers Pvt Ltd.,
E-Block (Ground Floor),
Rohtas Presidential Towers,
Vibhuti Khand, Gomti Nagar,
Lucknow (U.P.)-226010

(Kind attention: Shri Vikas Pandey)

Dear Sir,

Sub: Construction activity/encroachment being done in the society premises w/o giving any information to/bringing in knowledge of the newly elected Management Committee.

1. Kindly recall our meeting on 19.04.2023 wherein the progress regarding completion of the left over works by M/s Rohtas Projects Ltd in the society premises to be done by you as per NCLT orders were discussed. It was also discussed that the details of the works priority-wise to be done with plan of execution will be provided to the newly elected Management Committee. We regret to state that till date neither any priority list with plan of execution has been provided to us nor any formal further discussion has been made in this regard.
2. Instead, you have been trying to encroach on the residential area of Rohtas Presidential Towers (RPT) which is not only in contravention of the approved Plans but also not as per the mandate given to you by NCLT as following two instances confirm:
 - (a) You tried to shift the Gate no.-3 (Munick side) inside by about 100 feet at the 'D'-Tower. The work was stopped only after vehement protests by the residents of the Society.
 - (b) A brick wall is also being built up near the ramp of 'F' Tower at the entrance/exit to 'C'-Tower. Initially it had come to our knowledge that only half wall will be built to keep the entry/exit passage clear of vehicle being parked which is Ok since this opening has been kept for fire escape, but it is seen that the wall is being built up upto the roof slab for provision of store rooms. There is no provision of such stores in the plan of the society and in any case you cannot encroach the residential property of society. Please note that any such construction in future must first be discussed and should have prior approval of the Management.
3. It is again reiterated firmly that you should not alter the boundaries of the residential area of RPT and not to undertake any construction of commercial nature within residential area of RPT without getting the approval of the RWA and without getting the plans approved by LDA, failing which we shall be constrained to initiate suitable legal action at your cost and expense whole may include filing a complaint with the NCLT.
4. As discussed on 19.04.2023, provision of fire safety and covered parking to the residents as mentioned in the registered document, STP and provision of 2nd Lift in 'C' & 'F' block is on the top most priority items of present RWA but it is seen that no concrete progress has been made in this regard.



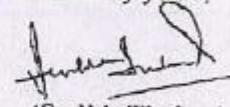
(2)

Besides above, work of Swimming Pool, Health Club room, Games Room, Club Room and other items at designated place as per plan can be taken up as a parallel activity so that all the works are completed within time frame.

We will be happy to resolve any difficulty being faced by you on this account but it has to be ensured that these works are completed immediately before taking up any other works.

5. Further, since you have been appointed as a builder of the society by NCLT to complete all the left over works of the old builders within a time frame, it will be appreciated if a priority list of works to be done is drawn up immediately and work completed in a given time frame under intimation to the RWA.

Sincerely yours,



(Sudhir Thakur)
President

Sudhir Thakur
President

Neha Bhatt
Vice President

Indra Raina
Secretary

Atul Wahi
Treasurer

Renu Singh
Asstt. Secretary

Letter No.: RPT/RWA/Builder/2023/2

Date: 18.07.2023

To,

Annexure-I

M/s Wings Construction & Developers Pvt Ltd.,
(JRA1 for Rohtas Projects Ltd.)
E-Block (Ground Floor), Rohtas Presidential Towers,
Vibhuti Khand, Gomti Nagar,
Lucknow (U.P.)-226010

Dear Sir,

Sub: No construction activity being done by you for completion of left over works of the society as per orders of NCLT.

Ref: Our letter of even no. dated 12.05.2023

Kindly recall our meetings wherein the progress, plan and execution/completion of left over works of M/s Rohtas Projects Ltd of our society (Rohtas Presidential Towers) premises to be completed by you as per NCLT orders was discussed. During discussion it was also confirmed that the details of the works to be done (priority-wise) with plan of execution will be provided by you to the new Management Committee but till date no such list of works with plan of execution has been provided to us so far.

Further it is being observed that no construction activity is being done by you for last three months for timely completion of leftover works. This will delay the time frame given to you by NCLT to complete the left over works of the society.

As per NCLT orders and resolution submitted by you in NCLT, completion of left over works of our society and Sultanpur Road project are linked with each other as both are projects of M/s Rohtas Projects Ltd. and have to be completed/executed in a time frame. Any deviation from/delay in completion of our society work will also affect the execution/completion of work of Sultanpur Road project.

It may be noted that there is strong resentment in the residents of our society for delay and non execution of leftover works as per approved plans on fast pace.

In order to expedite the things, we are providing you the list of incomplete works (attached) to be completed by you within the time limit provided by NCLT. Any additional item which may come in our knowledge in future will also be informed to you. We hope that you will make the plan for execution/completion accordingly and start the construction work immediately.

We will be happy to resolve any difficulty being faced by you on this account but it has to be ensured by you that the works are completed with a plan and within time limit.

The works which are independent in nature must be executed parallelly/taken up simultaneously.

Encl.: List of works

Sincerely yours,

(Sudhir Thakur)
President

ROHTAS PRESIDENTIAL TOWERS RESIDENT WELFARE ASSOCIATION

(Society Registration no. 2696/1-181796)

TCG-4/4, Vibhuti Khand, Gomti Nagar, Lucknow (U.P.)-226010

Sudhir Thakur
President

Neha Bhatt
Vice President

D. K. Raina
Secretary

Atul Wahi
Treasurer

Abhishek Moza
Asstt. Secretary

Letter No.: RPT/RWA/LDA/2024

Date: 16.12.2024

To,

**The Vice Chairman,
Lucknow Development Authority,
Vibhuti Khand, Gomti Nagar,
Lucknow (U.P.)-226010.**

Annexure-2

Sub: Sanctioning of additional FRA to complete the project (left over works) of Rohtas Presidential Towers situated at TCG-4/4, Vibhuti Khand, Gomti Nagar, Lucknow.

Ref: 1) Hon'ble NCLT court's order in I.A.-1833/2021, I.A.-4904/2021 & I.A. 2871/2021 in IB-1022 (New Delhi)/2018 dated 13th Dec. 2021

2) Our letter no. RPT/RWA/Builder/2024 dated 23.08.2023 addressed to M/s Wings Construction & Developers Ltd copy of which marked to yourself also.

Respected Sir,

We the residents of Rohtas Presidential Towers, Lucknow wish to put our plight in following points before you with a hope for suitable action.

- 1) It has come to our knowledge that M/s Wings Construction & Developers Ltd. (JRA1 for our project appointed by NCLT) has applied/is under process of applying for sanction of additional FRA by constructing additional 3-4 floors on the commercial Arcade situated beside our residential society.
- 2) It is to inform you that no NOC (No Objection Certificate) has been issued to them in this regard by us and if any NOC has been issued in past by old EC of the society who were in hand & glove with them, may be treated as invalid as it has never been discussed or passed in the GBM of the society.
- 3) It is worthwhile to mention that Hon'ble NCLT vide its order referred at S. No.-1 above, had appointed M/s Wings Construction & Developers, Lucknow as JRA1 to complete the leftover works of our society within four years from the date of order as per the resolution plan submitted by M/s Wings Construction & Developers.
- 4) Sir, three years have since passed but no concrete steps have been taken by M/s Wings Construction to complete the leftover works of the society. Several meetings were held by RWA with M/s Wings Construction, several letters written by RWA giving the list of leftover works (copy attached) to be completed but without any progress. The only progress visible is executing the sale deeds of unregistered flats as its suits them because they get the balance payable amount from the allottees & even may be a good amount underhand. So far, they have executed deeds for about 17 flats but have neither spent anything on the incomplete works nor have transferred the IFMS (received from sale deeds) to the RWA.

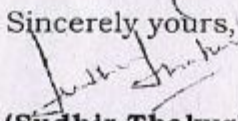
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- 5) Sir, if M/s Wings Construction are allowed to construct 3-4 floors above the existing "Commercial Arcade' adjacent to our residential society will not only stop light & air to our flats but shall become nuisance.
- 6) Sir, we are compelled to write this letter to you for your intervention as first we were cheated by M/s Rohtas Project Ltd. and now again by M/s Wings Construction. There is a very strong resentment in the residents of the society who are now in agitating mode as no work being done by M/s Wings Construction for completion of leftover work of M/s Rohtas Projects Ltd.
- 7) Sir, we hope that you will kindly appreciate the situation and take immediate action to give necessary orders/instructions to M/s Wings Construction & Developers, Lucknow for completion of leftover work of our society immediately & also for transferring of IFMS to RWA so that we may live peacefully in the environment promised to us by the builder at the time of purchase of flats.
- 8) Sir, we also request you that any approval (maps etc.) for further construction over Commercial Arcade may not be given before giving us a chance of hearing so that we can also put our points.

Thanking you in anticipation of desired action.

DA/- As above

Sincerely yours,

(Sudhir Thakur)
President/RWA

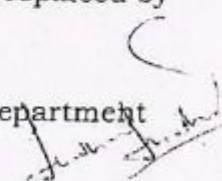
ROHTAS PRESIDENTIAL TOWERS RESIDENT WELFARE ASSOCIATION

(Society Registration no. 2696/1-181796)

TCG-4/4, Vibhuti Khand, Gomti Nagar, Lucknow (U.P.)-226010

**LIST OF INCOMPLETE WORKS OF COMMON SERVICES FOR ALL TOWERS
TO BE COMPLETED BY JR1 IN ROHTAS PRESIDENTIAL TOWERS**

1. Basement Parking
2. Sewage Treatment Plant (STP)
3. Fire Fighting System/High Risers for all towers
4. Hydro Pneumatic System
5. 2 no. Lifts: one for Tower 'C' & one Tower 'F'
6. CCTV to cover all Drive ways, Basement & Common area of all Towers
7. Provision of Intercom facility in all flats of 'B', 'C', 'D', 'E' & 'F' towers
8. Water Softener Plant (Water treatment plant)
9. Swimming Pool with Kids pool of agreed size with shower & changing room
10. Rain Water Harvesting system
11. Water Sprinkle system in Basement
12. Basement Exhaust system
13. Gym/Health club for residents
14. Fully furnished Club area
15. Fully furnished and fully equipped Home Theatre.
16. Terrace Lawn on Presidential Arcade (Both sides)
17. Four nos. fully furnished AC Rooms
18. Fully Furnished Air-Conditioned RWA office rooms.
19. Fully Furnished Air-Conditioned Conference Room
20. Three nos. of staff quarters for care takers
21. Painting of all Towers
22. 100 nos. of trees
23. Finishing of Basement Lobby with automatic doors
24. Finishing of Stairs-Basement finishing of all Towers
25. Water Proofing of Roof Top of all Towers, under Planter bed & all Suspension joints of Blocks/Towers
26. Development of Kids area in front of D & E Blocks
27. Development of Outdoor Games area in front of 'D' block
28. Creation of Corpus fund of society with contribution therein
29. Registration of Unregistered flats
30. Washroom for daily helps
31. All water/sewer lines of Arcade to be removed from basement, taken out towards Arcade and to be connected to main lines in front of Arcade
32. Removal of Electric lines/Meters/Panels of Arcade from Basement
33. Water Connection from Jal Nigam
34. Main Gate & all-around Drive Way tiles to be removed and replaced by heavy duty tiles for smooth movement of vehicles
35. Rest Room/Sitting Rooms for Drivers
36. All NOCs/Completion Certificate from LDA, Fire & Other Department


 President/RWA

ROHTAS PRESIDENTIAL TOWERS RESIDENT WELFARE ASSOCIATION

(Society Registration no. 2696/1-181796)

TCG 4/4, Vibhuti Khand, Gomti Nagar, Lucknow (U.P.)-226010

Sudhir Thakur
President

Neha Bhatt
Vice President

D. K. Raina
Secretary

Deepak Saksena
Treasurer

Abhishek Moza
Asstt. Secretary

Letter No.: RPT/RWA/LDA/2025

Date: 02.04.2025

To,

The Vice Chairman,
Lucknow Development Authority,
Vibhuti Khand, Gomti Nagar,
Lucknow (U.P.)-226010.

Annexure-3

Sub: Our objection for providing approval of additional FRA (applied for approval) of LDA to M/s Wings Construction & Developers, Lucknow on Commercial Arcade of plot no. TCG-4/4, Vibhuti Khand, Gomti Nagar, Lucknow being integrated part of Rohtas Presidential Towers project.

Ref: 1) Hon'ble NCLT's order in I.A.-1833/2021, I.A.-4904/2021 & I.A. 2871/2021 in IB-1022 (New Delhi)/2018 dated 13th Dec. 2021 as per resolution plan submitted and accepted by Hon'ble of NCLT & its Non-compliance for the completion of leftover work of Rohtas Presidential Towers (Residential area), non-transfer of Corpus Fund (IFMS) to RWA by NCLT nominated JRA1 M/s Wings Construction & Developers Ltd)

2) Our letter no. RPT/RWA/LDA/2024 dated 16.12.2024 addressed to you.

Hon'ble Sir,

We the residents of Rohtas Presidential Towers, Lucknow vide our referred above at S.No.-2, had put our plight before you with a request that before giving any approval for extra FAR, Layout Maps, etc. for further construction over Commercial Arcade in Plot no. TCG-4/4, Vibhuti Khand, Lucknow may kindly be taken up for approval only after giving us a chance of hearing so that we can also put our points as our residential area & the commercial arcade are integrated and are part of same plot (TCG-4/4).

2) As everyone in LDA is aware that the builder of the society M/s Rohtas Projects Ltd., suddenly stopped the work of construction in the year 2018 and its Owners/Directors ran away (absconded) in the year 2019 leaving the project unfinished/incomplete. Anyhow we the residents with additional contribution (in addition to the payment made to builder) among ourselves made it at least liveable with minimum facilities. The project is still lying incomplete.

3) Hon'ble NCLT vide its order referred at S. No.-1 above, appointed M/s Wings Construction & Developers, Lucknow as JRA1 to complete the leftover works of our society within four years from the date of order as per the resolution plan submitted but nothing has been done by them till date.

4) Sir, we have come to know that an application has been submitted by M/s Wings Construction & Developers Ltd., Lucknow in LDA for sanction of extra FAR in our plot (TCG-4/4, Vibhuti Khand) for constructing additional two to three stories on the "Commercial Arcade" adjacent to our residential society and which has been processed in your office ignoring our request made vide letter dated 16.12.2024 where we had requested to be heard before any action is taken.

[Handwritten Signature]

....contd. page-2

5) Sir, we are not against sanctioning of additional FAR on our Commercial Arcade but since the construction of additional stories beside our Towers/Flats will definitely affect our sunlight/fresh air and also become nuisance in many ways. Therefore, we must be given the chance to know about plan of additional FRA and construction so that we can put some suggestions/objections for our safeguard. It is important to mention here that no 'No objection Certificate' from our side (RWA) has been issued and if any such certificate has been issued by the any old Executive Committee, it must be treated as invalid because it has not been passed in GBM of society.

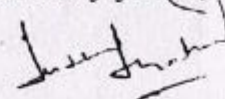
6) Sir, more than three years have passed but no concrete progress has been made by M/s Wings Construction to complete the leftover works of the society despite several meetings, letter, emails by RWA to M/s Wings Construction. The only progress visible is executing the sale deeds of unregistered flats as its suits them because they get the balance payable amount from the allottees & even may be a good amount underhand. So far, they have executed deeds for about 17 flats but have neither spent anything on the incomplete works nor have transferred the IFMS (received from sale deeds) to the RWA which is binding on them.

7) Sir, we are compelled to write this letter to you for your intervention as first we were cheated by M/s Rohtas Project Ltd. and now again by M/s Wings Construction and you are also not hearing our requests/appeals. There is a very strong resentment in the residents of the society who are now in agitating mode.

8) Sir, we hope that you will kindly appreciate the situation and accede to our request for giving us chance of hearing before giving approval on the plan of additional FAR/Layout Maps etc., so that we can put forth our suggestions/objections/points on further construction over Commercial Arcade (TCG-4/4).

Thanking you in anticipation of desired action.

Sincerely yours,



(Sudhir Thakur)

President/RWA

for & on behalf of

Rohtas Presidential Towers-RWA

ROHTAS PRESIDENTIAL TOWERS RESIDENT WELFARE ASSOCIATION

(Society Registration no. 2696/1-181796)

TCG-4/4, Vibhuti Khand, Gomti Nagar, Lucknow (U.P.)-226010

D. K. Raina
President

Atul Wahi
Vice President

Neha Bhatt
Secretary


Deepak Saksena
Treasurer

Abhishek Moza
Asstt. Secretary

Letter No.: RPT/RWA/LDA/2025-2

Date: 11.08.2025

To,


**The Vice Chairman,
Lucknow Development Authority,
Vibhuti Khand, Gomti Nagar,
Lucknow (U.P.)-226010.**

Annexure-5

Sub: Objections against the Building Plan no. LDA/BP/25-26/0147 sanctioned by LDA on 03.05.2025 for providing approval of additional FRA for construction of eight floor commercial building on arcade of plot no. TCG-4/4, Vibhuti Khand, Gomti Nagar, Lucknow (an integrated part of Rohtas Presidential Towers Building) by M/s Wings Construction & Developers, Lucknow.

Ref: Our earlier letter no. RPT/RWA/LDA/2024 dated 16.12.2024 & 02.04.2025 addressed to you in this regard.

Dear Sir,

We the residents of Rohtas Presidential Towers, Lucknow are very thankful to you for giving us time on 06.08.2025 to hear our points and also deputing senior officers (Addl. Secretary, Chief Town Planner & Concerning Junior Engineer) of your office to visit our premises for observing the factual position on ground.

The team was physically shown & explained about all the plights being faced by us at present and also about the repercussions which we shall follow after construction of proposed eight floor building in front of our flats. The team was also apprised on ground about the encroachments being shown/proposed in the approved plan inside our residential area. The points explained to them are being put up as under for your consideration and decision.

Sir, Hon'ble NCLT's vide its order I.A.-1833/2021, I.A.-4904/2021 & I.A. 2871/2021 in IB-1022 (New Delhi)/2018 dated 13th Dec. 2021 had accepted the Resolution Plan submitted for completion of leftover civil work in the residential area of Rohtas Presidential Towers building and also the refund of Corpus Fund (IFMS) to RWA by nominated JRA1 M/s Wings Construction & Developers Pvt. Ltd.

At the outset, we would also like to emphasize that the Arcade part of the Rohtas Presidential Towers is an integrated portion of the building joined with the residential part where back portion of residential flats is directly faced to Arcade space, top of which was to be developed as Terrace Garden by M/s Rohtas Projects Ltd. for exclusive use of residents of the flats. The opening to this Terrace Garden had only opening from our residential Towers A, B, C & F. The project brochure had mentioned it boldly. Therefore, any construction on the adjacent Arcade side is bound to interrupt fresh air, sunlight flow & clear view to the residential flats apart from continuous sound nuisance which is bound to emanate from additional eight storied commercial complex which will seriously affect the wellbeing of flat owners and their families.

....contd. page-2

Rmb
11/8/25

cl

We were disappointed when the original builder (Rohtas Projects Ltd.) fled away leaving the project incomplete. Anyhow, we overcame the situation and built the flats on our own. A hope arose when NCLT appointed M/s Wings Construction to complete the leftover works within four years' time frame, but despite repeated chasing, no leftover work (list attached) has been completed by them and now the period of 4 years is also going to expire on 12.12.2025. In addition to above, we are now going to face additional problem due to sanction of construction of eight floor commercial complex on arcade which will be against the contractual promises made by original builder at the time of purchase of flat by us.

It is also to be noted that the completion cost of the leftover civil job works at Rohtas Presidential Towers (list attached) at present day will not be not more than Rs. 10 crores (approx.). A precise estimate can be prepared by the LDA Engineers or can be had from an independent Architect, and, for sourcing of that small fund, the construction of an eight floor commercial complex defies logic. In a way, it is simply a manipulative business plan devised by M/s Wings Construction Pvt. Ltd. It is an abuse of Hon. NCLT orders too.

Sir, we also regret to bring to your notice that our letters dated 16.12.2024 (i.e. much before the sanction of the plan) & 02.04.2025 raising objections to the grant of extra FAR to M/s Wings Construction & Developers Pvt. Ltd. were not considered. Till date we haven't heard anything from LDA regarding the referred letter containing our genuine objections.

As per para 16.5.3 of resolution plan submitted by M/s Wings Construction in NCLT quoting Regulation 38(3) (d) which states that the approval of RWA of Presidential Towers will be required. In our letter dated 16.12.2024 & 02.04.2025 we have specifically mentioned that no "NOC" has been given by RWA to M/s Wings in this regard.

Besides, a detailed description of the inherent flaws in the development plan submitted by M/s Wings Construction & Developers Pvt. Ltd. (sanctioned by LDA vide building Plan no. LDA/BP/25-26/0147 on 03.05.2025) and our objections to them are given as under. These points were also explained to LDA team during their visit to our society on 06.08.2025.

- 1) As per enclosed approved plan, it is proposed to build Mechanical Parking in our existing front Lawn (**marked as A1**) which is in our residential area.
- 2) As per enclosed approved plan, it is proposed to build Mechanical parking at our existing small lawn & children playground area in front of Tower-D & E (**Marked as A**) which is again our residential area.
- 3) It is also proposed in plan to build Mechanical Parking at our existing main approach road (**marked as A2**) which also comes under our residential area.
- 4) The sanctioned plan also shows the parking alongwith the pathway of Tower A, B & C (**marked as A3**) which is only 6m wide. This pathway is used only for entry/exit of vehicles after dropping them at their towers. There is no space/scope for parking as had seen by your team when they came in society on their vehicle through this pathway. They were specifically shown this on their arrival.
- 5) Beside above, parking has also been shown at east side along our boundary wall with Omaxe Towers & also at north side along the boundary wall with Shalimar park which are in our residential area and being used by residents & guests as open parking for their additional vehicles.

Rmk
11/8/25

- 6) It is also proposed in the plan that a ramp 30m long, 3m high & 6m wide **(marked as B)** will be built inside our residential premises near back Gate no.-3, encroaching our designated Swimming pool area which is inside our residential area. The LDA team was apprised about the same on the spot. It seems that M/s Wings Constructions & Developers have also plan to encroach in our basement parking area allotted to the residents by proposing this ramp.

We wish to state that the Architect Mr Tarun Sen Singh (CA/2013/60532) representing M/s Wings Construction & Developers has provided you totally wrong information about parking spaces to meet out the norms required for parking for getting sanction for eight floors building on arcade.

We also bring to your notice that more than three and half years have passed but no concrete progress has been made by M/s Wings Construction to complete the leftover works of the society (list attached) despite several meetings, letter, emails by RWA. The only progress visible is executing the sale deeds of unregistered flats as its suits them because they get the balance payable amount from the allottees & even may be a good amount underhand. So far, they have executed deeds for about 18 to 19 flats but have neither spent anything on the incomplete works nor have transferred any IFMS (received from sale deeds) to the RWA which is their obligation.

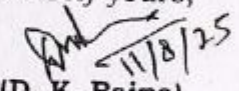
Sir, we hope that you will kindly appreciate the situation and make a review of the sanction of plan of FAR for construction of additional eight floors on the present arcade and cancel the same on the basis of wrong information provided & against the contractual promises made to us at the time of purchase of flats and also looking at the great inconvenience to 173 flat owners of Rohtas Presidential Towers which the proposed construction plan as passed by LDA is going to cause. It will lead to massive encroachment of the living spaces in the society campus. Further, it is also requested that no construction may be allowed to start by M/s Wings Constructions which is going to affect the life of residents adversely.

We also appreciate visit of LDA officials deputed by you to our society premises as that provided us an opportunity to show them around and apprise with the inherent flaws of the proposed development plan.

Thanking you in anticipation of desired action.

Encl.: As above (4 pages)

Sincerely yours,


(D. K. Raina)

President/RWA

for & on behalf of

Rohtas Presidential Towers-RWA

ROHTAS PRESIDENTIAL TOWERS RESIDENT WELFARE ASSOCIATION

TCG-4/4, Vibhuti Khand, Gomti Nagar, Lucknow (U.P.)-226010

Email: rptrwa1@gmail.com

Society Regn. No.: I-181796

D K Raina
PresidentAtul Wahi
Vice presidentNeha Bhatt
SecretaryDeepak Saxena
TreasurerAbhishek Moza
Joint Secretary

Ref. no.: RWA-RPT/LDA/2025/03

Dated: 31.08.2025

To,

The Vice Chairman
Lucknow Development Authority
Vipin Khand, Gomti Nagar,
Lucknow, Uttar Pradesh 226010

Subject: Cancellation of the **Sanctioned Map (Application No: LDA/BP/25-26/0147) dated 03.05.2025** and the corresponding **Sanction Letter (LDA/BP/25-26/0147) dated 11.07.2025**.

Respected Vice Chairman,

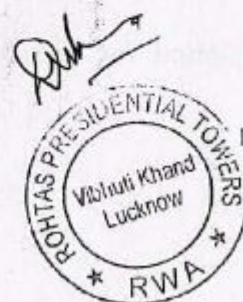
We, the undersigned, being the duly constituted **Residents' Welfare Association (RWA)** of **ROHTAS PRESIDENTIAL TOWERS, VIBHUTI KHAND LUCKNOW**, hereby submit the following representations for your urgent consideration. This letter is in reference to the **Sanctioned Map dated 03.05.2025** with **Application No: LDA/BP/25-26/0147** & **Sanction Letter (LDA/BP/25-26/0147) dated 11.07.2025**, for which we respectfully seek cancellation, due to the reasons detailed below:

1. That the company named **M/s Wings Construction Pvt. Ltd. (JRA-1)**, Lucknow, the **appointed as JRA-1** by the Hon'ble National Company Law Tribunal (NCLT) vide its order dated 13.12.2023 in I.A. 1833/2021, I.A. 4904/2021 & I.A. in IB-1022 (N D)/2018, had applied for the building plan approval under **Plan No LDA/BP/25-**



26/0147, which was subsequently sanctioned by the Lucknow Development Authority (LDA) on **03.05.2025**.

2. That the Lucknow Development Authority (LDA) invited the objections, if any, to the proposed plan by issuing a public notice through newspapers dated **23.11.2024**, allowing a period of one month for submission of objections.
3. That, the Residents' Welfare Association (RWA) submitted its objections to the sanctioned plan *vide letter dated 16.12.2024*, strictly within the limitation period prescribed under the public notice dated 23.11.2024. The RWA acted diligently and in accordance with the procedure laid down by the LDA, ensuring its concerns to be taken on record.
4. That, despite the timely submission of the objections, the RWA was not granted any opportunity to be heard or to present its case before the competent authority. Over and above the aforesaid, **a reminder letter dated 02.04.2025**, was also dispatched to the LDA, raising a request for an opportunity before sanctioning the map, but the same was not responded to, thereby denying the RWA any opportunity for raising its objections duly sent within the stipulated time.
5. That this particular conduct of the LDA not only reflects a serious lapse in due process but also gives rise to a reasonable apprehension of bias and a preferential approach adopted in favor of M/s Wing Constructions & Developers Pvt. Ltd, thereby undermining the principles of natural justice and transparency expected from a public authority.



6. That, to the utter shock and dismay of the Residents' Welfare Association (RWA), it was discovered that the conduct of the LDA, despite several visits made by RWA representatives to the concerned office for pursuing the objections submitted vide letter dated 16.12.2024, and the subsequent reminder letter dated 02.02.2025, remained entirely unresponsive and dismissive. The absence of any acknowledgment or action on the part of the LDA, despite the persistent follow-ups raises serious concerns about administrative transparency and the manner in which objections from an officially recognized residents' body have been treated.
7. That, upon a detailed and careful examination of the sanctioned map dated **03.05.2025**, the Residents' Welfare Association (RWA) has identified multiple instances of misrepresentation and suppression of material facts, by M/s Wing Constructions & Developers Pvt. Ltd., in the documents submitted for by them for LDA's approval.
8. That, the RWA, consequently sent a Letter dated 11.08.2025, apprising the yourself in regards to the **above misrepresentation/suppression of the material facts**, which are reiterated herein:
- a) **CAR RAMP DOES NOT EXIST IN THE COMPUNDING MAP (2016) NOR ON SITE:** That the car ramp, shown as Abutting Road, measuring approximately 30.00 meters in length, 3.00 meters in height, and 6.00 meters in width, depicted on the sanctioned map (dated 03.05.2025, File No. LDA/BP/25-26/0147 Sheet No. 1/9) has been falsely represented as it does not exist in the **Final Compounding Ground Floor Map (Permit No. 40859,**



DRW No. 3/19 dated 15.07.2016) nor it exists on site, is concealment by JRA-1.

b) **SWIMMING POOL SANCTIONED IN THE COMPUNDING (2016).**

NOT REFLECTED IN THE SANCTIONED MAP (2025): The *Sanctioned Map* (dated 03.05.2025, File No. LDA/BP/25-26/0147 Sheet No. 1/9), does not depict both *the sanctioned swimming pools for kids and adults*, that were sanctioned in the *Final Compounding Ground Floor Map dated (Permit No. 40859, DRW No. 3/19 dated 15.07.2016)*, is another concealment by JRA-1.

c) **PROPOSED MECHANICAL PARKING IS OVERLAPPING THE**

EXISTING GREEN LAWN/PLAY AREA & LANDSCAPE ON SITE,

DEVELOPED SINCE 2012: The *Sanctioned Map* (dated

03.05.2025, File No. LDA/BP/25-26/0147 Sheet No. 1/9),

proposes the construction of a *mechanical parking facility*, in an

area that has been consistently used as a *lawn, green area,*

landscaped zone, and a children's play area, since the occupation

of the premises by the residents in 2012, is another concealment

by JRA-1.

d) **PROPOSED CONSTRUCTION OF OPEN CAR PARKING**

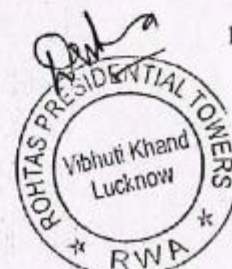
ADJACENT TO THE BOUNDARY WALL ACROSS THE

COMPOUND IS OVERLAPPING THE EXISTING OPEN CAR

PARKING, ALLOTTED TO THE RESIDENTS SINCE

OCCUPATION: The *Sanctioned Map* (dated 03.05.2025, File No.

LDA/BP/25-26/0147 Sheet No. 1/9), proposes the *construction*



adjacent to the boundary wall across the compound, in an area that has been in continuous use as an open car parking by the residents & visiting guests since their occupation of the premises i.e. since 2012, is another concealment by JRA-1.

e) **ENCROCHMENT ARISING OUT OF CONCEALMENT:** The ***Sanctioned Map*** (dated 03.05.2025, File No. LDA/BP/25-26/0147 Sheet No. 1/9), is evidently a sheer encroachment of the premises occupied by the RWA since 2012, the JRA-1 has obtained this sanction by coercively concealing not only the ***Final Compounding Ground Floor Map (Permit No. 40859, DRW No. 3/19 dated 15.07.2016)*** and the current occupation status of the RWA.

f) **COMPLETION CERTIFICATE ISSUED BY LDA ON DATED 16.01.2017 AGAINST THE COMPUNDING MAP (Permit No. 40859, DRW No. 3/19 dated 15.07.2016) - The Sanctioned Map** (dated 03.05.2025, File No. LDA/BP/25-26/0147 Sheet No. 1/9) is against the provisions of law in force.

9. That the ***Sanctioned Map*** (dated 03.05.2025, File No. LDA/BP/25-26/0147 Sheet No. 1/9) amounts to a sheer encroachment upon areas validly occupied and used by the Residents' Welfare Association (RWA) since 2012, and appears to have been obtained by willfully concealing the ***Final Sanctioned Compounding Maps (Permit No. 40859, DRW No. 3/19 dated 15.07.2016)***, as well as the current factual occupation status by the RWA and its members. The said misconduct constitutes a serious suppression of material facts and



reflects a deliberate attempt to mislead the competent authority, resulting in the obtaining sanctioning of the alleged map, which is in conflict with both the former use and legal rights of the residents.

10. That, the afore-mentioned proposed changes, not only disregards the existing use and the character of the space but also violates the rights and legitimate expectations of the residents, who have relied on the availability of this common green area for over a long period of time. It amounts to a fundamental alteration of the original use of land, adversely affecting the environmental and recreational aspects of the residential premises.

Therefore, in light of the aforesaid **concealments**, the respected Vice Chairman, Lucknow Development Authority, is hereby requested to revoke/cancel the **Sanctioned Map File No. LDA/BP/25-26/0147 dated 03.05.2025** and the corresponding **Sanction Letter dated 11.07.2025** within a period of seven (07) days from the date of service of this notice, in the interest of justice.

Annexure 1: Sanction Letter Dated 11.07.2025

Annexure 2: Completion Certificate Dated 16.01.2017

With regards,

Place: Lucknow

Dated: 31.08.2025



Sincerely yours,

A handwritten signature in black ink, appearing to read "D K Raina".

(D K Raina)

President (RWA)

President-RWA

ROHTAS PRESIDENTIAL TOWERS
Vibhuti Khand, Gomti Nagar, Lucknow



LUCKNOW DEVELOPMENT AUTHORITY

VIPIN KHAND, GOMTI NAGAR, LUCKNOW, UTTAR PRADESH 226010

SANCTION LETTER

{ High Risk }

PERMIT DATE : 11 Jul 2025

FILE No. : LDA/BP/25-26/0147

Site Address : PLOT NO.- TC/G-4/4, AT VIBHUTI KHAND, GOMTI NAGAR, LUCKNOW.

PERMIT NO. : ResiComm Building/15867/LDA/BP/25-26/0147/22042025

USE : Commercial

**SCHEME : Gomti Nagar VISHWAS VIJAY
VIVEK VINAY VIRAT VIRAJ VIRAM
VINEET VINAMRA**

**PROPERTY : Plot No./Survey No. :TC/G-4/4
LandMark: VIBHUTI KHAND,
GOMTI NAGAR, LUCKNOW.
Revenue Village: NA
Tehsil: Lucknow
District: Lucknow**

NAME : MS ROHTAS PROJECTS LIMITED

**ADDRESS : HOUSE NO.-6/26,VINEET KHAND,GOMTI NAGAR,LUCKNOW.,LUCKNOW,Uttar
Pradesh,226010**

Your proposal submitted with reference to above has been examined as per rules and found suitable as per proposal drawing building Bylaws-2008 (Amended till-2018/2023)

Date of Validity: **05 Jan 2033** or Expiry date of lease deed whichever is earlier.

Restrictions Required:

1. This permission is given based on the inputs on pages, documents and drawing provided by Applicant/ Architect. Applicant/ Architect confirms that the documents/ drawings submitted electronically or inputs by them are correct.
2. The permission accorded does not confer any ownership rights. The permission will be revoked at later stage, if it is found that the documents or information are false and fabricated.
3. Subject to obtaining of all required NOC's.

STANDARD CONDITIONS

1. This map is valid up to **05 Jan 2033**
2. Before commencement of construction information shall be given to the Authority and after completion of construction, Completion Certificate shall be obtained from the Authority before occupying of the building or part thereof as per provision of Building Bye-Laws 2008 (as amended 2011/2016).
3. Before starting of construction, a board 4 ft x 3 ft shall be put up at the site on which Name of

approving Authority, permit number, approval date, validity date and name of architect are to be mentioned.

4. Responsibility of Structure safety and quality shall be of Applicant.
5. Government Orders in force time to time shall be complied.
6. If approving Authority issue any demand letter in future, the applicant has to deposit the same without any objection.
7. If any dispute at any point of ownership arises in future, the permission shall be forfeited automatically (without giving any show cause notice). The approval of map does not give land rights to the applicant.
8. If any information is concealed or given wrong by the applicant, the map shall be cancelable.
9. Regarding construction, the standard/conditions specified in the Building Bye-Laws shall be implemented.
10. The building will be used only for which it is sanctioned.
11. Indian Electricity Rules shall not be violated and the conditions mentioned on NOC(s) issued by the different departments shall also be followed.

Next Application Process:

- Apply for Work start intimation on work start for intimation to authority from UPOBPAS
- Apply for Plinth Completion after completion of Plinth from UPOBPAS
- Apply for Occupancy after completion of Building through UPOBPAS.

NGT CONDITIONS

- 1) Owner shall put tarpaulin on scaffolding around the area of construction and the building. No person including owner, owner can be permitted to store any construction material particularly sand on any part of the street, roads in any colony.
- 2) The construction material of any kind that is stored in the site will be fully covered in all respects so that it does not disperse in the air in any form.
- 3) All the construction material and debris shall be carried in the trucks or other vehicles which are fully covered and protected so as to ensure that the construction debris or the construction material does not get dispersed into the air or atmosphere, in any form whatsoever.
- 4) The dust emissions from the construction site should be completely controlled and all precautions taken in that behalf.
- 5) The vehicles carrying construction material and construction debris of any kind should be cleared

before it is permitted to ply on the road after unloading of such material.

- 6) Every worker working on the construction site and involved in loading, unloading and carriage of construction material and construction debris shall be provided with mask to prevent inhalation of dust particles.
- 7) Owner shall be under obligation to provide all medical help, investigation and treatment to the workers involved in the construction of building and carry of construction material and debris relating to dust emission.
- 8) It shall be the responsibility of owner to transport construction material and debris waste to construction site, dumping site or any other place in accordance with rules and in terms of this order.
- 9) All owners/owners should take appropriate measures and strictly comply with by fixing sprinklers and creations of green air barriers on construction site. Compulsory use of wet-jet in grinding and stone cutting.
- 10) Wind breaking walls around construction site.
- 11) All owners shall ensure that C&D waste is transported and disposed to the C&D waste site only and due record in that behalf shall be maintained by the owners and transporters.
- 12) Use of covering sheets should be done for trucks to prevent dust dispersion from the trucks, implemented by district offices.
- 13) Proponent shall ensure that periodical auto maintenance report from the contractor to avoid vehicular pollution.
- 14) Proponent should manage transportation route for vehicles in a well-planned manner to avoid traffic havocs.
- 15) The entry and exit points design is very important as it should not disturb the existing traffic.
- 16) Inspection & Maintenance has definite utility on emission performance, Regular vehicle inspection to be done by the contractor to enhance the efficiency of work and to reduce the risk of unwarranted air pollution.
- 17) Fitness certification is a statutory requirement for commercial vehicles and public transport vehicles. Periodicity for certification is once in a Year.
- 18) Pollution Under Control (PUC) certificates are required to be obtained every three months for all categories of vehicles. In case of diesel vehicles, free acceleration smoke is measured.
- 19) Life of vehicle should be inspected to avoid further air pollution.
- 20) Overloading is another big challenge and the shall be dealt by the proponent as well as State Authorities by installing check booth at entry points.

21) Viable emission control technologies exist to reduce diesel exhaust emissions designed to control particulate matter (PM) should be installed/used such as Diesel oxidation catalysts (DOCs), Diesel particulate filters (DPFs), Exhaust gas recirculation (EGR), Selective catalytic reduction (SCR), Lean Nox catalysts (LNCs), Lean NOx traps (LNTs).

22) Green belt creation will also act as a mitigating factor.

SPECIAL CONDITIONS :
NA

Signature Not Verified
Digitally signed by PRATHAMESH KUMAR
Date: 11 Jul 2025 16:20:58
Designation: Vice Chairman

LUCKNOW DEVELOPMENT AUTHORITY



लखनऊ विकास प्राधिकरण, लखनऊ

नवीन प्राधिकरण भवन, विविन खण्ड, गामती नगर, लखनऊ।

88/EE 9 (TG)/17

दिनांक 16/1/2017

(विकास प्राधिकरण की अभ्युक्ति एवं पूर्णता प्रमाण-पत्र)

गोमतीनगर योजना के विभूति खण्ड स्थित भूखण्ड संख्या टी0सी0जी0-4/4 पर मेसर्स रोहताश प्रोजेक्ट्स लिमिटेड द्वारा निर्मित ब्लॉक-ए व बी भवन तथा भूतल पर निर्मित व्यवसायिक भवन का पूर्णता प्रमाण-पत्र हेतु निर्धारित प्रारूप परिशिष्ट-6 प्रपत्र-ब, परिशिष्ट-8 एवं परिशिष्ट-11 पर अधिकृत वास्तुविद श्री अरुण कुमार रजिस्ट्रेशन नम्बर सी0ए0/76/3111 तथा स्ट्रक्चरल इंजीनियर श्री अजय माहनी एम टेक-स्ट्रक्चर, आईआईटी, नई दिल्ली द्वारा प्रमाणित सूचनाएं एवं अन्य अग्निशमन विभाग, विद्युत सुरक्षा विभाग द्वारा (विद्युत एवं लिफ्ट) की गयी सम्पूर्णता प्रमाण-पत्र के अनुसार प्रमाणित सूचनाओं के साथ प्रमाण-पत्र का परीक्षण श्री एस0पी0श्रीवास्तव अवर अभियन्ता तथा श्री सजय नादर, सहायक अभियन्ता, लखनऊ विकास प्राधिकरण द्वारा कर लिया गया है एवं निर्माण कार्य प्राधिकरण द्वारा जारी शमन मानचित्र परामित संख्या 40859 दिनांक 09/12/2016 को स्वीकृत मानचित्र के अनुसार सही पाया गया है। अतः उत्तर प्रदेश नगर योजना और विकास अधिनियम-1973 की धारा-15क(2) के अनुसार निम्न शर्तों के आधार पर उपाध्यक्ष महोदय के अनुमोदन दिनांक 06/01/2017 के अनुसार निर्मित भवनों के ब्लॉक-ए एवं ब्लॉक-बी का पूर्णता प्रमाण-पत्र तथा व्यवसायिक भवन में निर्मित भूतल पर व्यवसायिक उपयोग किये जाने का पूर्णता प्रमाण-पत्र जारी किया जाता है।

प्रतिबन्ध :-

1. नगर निगम/रेजीडेन्ट वेलफेयर एसोसिएशन को हस्तान्तरण करने तक आवंटी द्वारा यदि विकास कार्य के सम्बन्ध में कोई शिकायत, कमी या अभाव हो तो समस्त समस्याओं का निराकरण करने, भवन को सदा कार्यशील रखना संयुक्त अवस्थापना सुविधाओं का रख-रखाव करने की विकासकर्ता/रेजीडेन्ट एसोसिएशन समिति की जिम्मेदारी होगी। विकास प्राधिकरण की कोई जिम्मेदारी नहीं होगी।
2. अग्नि शमन विभाग की अनापत्ति में उल्लिखित प्रतिबन्धों को सदा पालन करना होगा तथा प्रत्येक वर्ष अनापत्ति प्राप्त कर अग्निशमन उपकरण क्रियाशील रखना होगा।
3. पक्ष द्वारा अपार्टमेंट एक्ट का अनुपालन सुनिश्चित करना होगा।
4. स्वीकृत शमन मानचित्र के विपरीत उपयोग करने तथा निर्माण करने पर पूर्णता प्रमाण-पत्र स्वतः निरस्त माना जायेगा।

हस्ताक्षर

पदनाम

कार्यालय मुहर

A. Singh
16/1/17
अध्यक्ष, विकास प्राधिकरण

अध्यक्ष
विकास प्राधिकरण