

**M/S A & P LUCKNOW CONSTRUCTIONS****Add : D-154 VIBHUTI KHAND GOMTI NAGAR LUCKNOW**

Ref :

Date :

To,
The Technical Advisor (Incharge),
Uttar Pradesh Real Estate Regulatory Authority
Lucknow,
Uttar Pradesh-226001

Ref: A & P Lucknow Constructions for its project: Mansha Plaza having RERA Application ID no. ID380195

Subject: Reply to the letter no. 0903225/UPRERA/Project Reg./2021-22 dated 09.03.2022 in pursuance to registration of the project.

Respected Sir,

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

1. With reference to point no. 1 wherein a query has been raised to upload service plans with proper demarcation i.e. that Transformer and DG Set should be demarcated in Electricity Supply Plan; OHT or UGWT should be demarcated in the water supply plan; and STP should be demarcated in Waste Disposal Plan. In this respect, we wish to submit that we have now uploaded the same, with required demarcations under "Upload Documents" section on the portal.

Further, we wish to inform you that there is already a provision of STP provided by the government in the area where our project is proposed to be constructed and developed. We are not providing any separate STP in our project, we have only connected the sewer lines (the red lines marked in the waste disposal plan), with the Municipal line provided. Further, we have garbage collection area for collection of all waste.

2. With reference to point no. 2 wherein a query has been raised that Bank account names are not in the prescribed format. In this regard, we wish to submit that we have submitted an application for the bank name change as per RERA guidelines with our bank i.e. Kotak Mahindra Bank. We have attached herewith the same for your reference. We have also uploaded the application on the portal with RA-1, and Transaction A/c bank statement. We will rectify the names of bank accounts once we receive approval from the bank.
3. With reference to point no. 3 wherein we are asked to provide the land area details as per the agreement and upload the registered sale deed. In this regard, we wish to submit the following details for your reference -



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Sr. No.	Plot No.	Seller	Purchaser	Land Area (in sq. mtr.)
1	PLOT NO. FACILITY-2 COMMERCIAL	LDA (through tender by inviting applications in the newspaper "DainikJagran" dated 02.03.2019, and open auction was made on 28.03.2019	A&P Lucknow Constructions (tender approved by Vice Chairman, LDA, vide Allotment letter no. 3753/j.s.- D/19, dated 16.04.2019)	1913.18
TOTAL				1913.18

Both the registered Sale deed and allotment letter received from LDA for purchase of land by A&P Lucknow Constructions (the promoter) have been uploaded on portal under "Land Details". There is no Khatani extract available with us, as such, we won't be able to submit the same to your good office.

4. With reference to point no. 4, wherein a query has been raised that Development Works are not described. In this regard, we wish to submit that we have now updated the same on the portal.
5. With reference to point no. 5, wherein a query has been raised that the CA Certificate, Engineer Certificate and Architect Certificate have not been uploaded on the portal. In this regard, we wish to submit that we have now uploaded all the 3 certificates as required on the portal under "Upload Documents" section.

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

Thanking you

Yours Faithfully,

For **A&P Lucknow Constructions**

Authorized Signatory