

AAKANSHA INFRATECH

PAN NO. : ABOFA7191B

Regd. Office – 83, Nehru Nagar, Agra-282002

Date: 27.06.2022

To,

The Technical Advisor (In Charge),
Uttar Pradesh Real Estate Regulatory Authority
Lucknow,
Uttar Pradesh-226001

Ref: Aakansha Infratech for its proposed project “Life and Joy”

Subject: Reply to the letter no. Tech Cell/Proj. Reg. /2021-22 dated 24.06.2022 in pursuance to SCN under section 3/59 of RERA, 2016.

Respected Sir,

This is in reference to the above mentioned subject, wherein it has been stated that we (the promoter) have advertised about our project on the below mentioned websites –

1. <https://www.makaan.com/lucknow/builder-life-and-joy-pintail-park-city-in-sultanpur-road-18531288/3bhk-3t-1313-sqft-apartment>
2. <https://www.makaan.com/lucknow/builder-life-and-joy-pintail-park-city-in-sultanpur-road-18490093/3bhk-3t-1309-sqft-apartment>

In this regard we would like to submit that referred website “**makaan.com**” is **neither our authorized agent nor any media channel** which we are connected to. We never authorized them to advertise for our project nor did any contractual agreement has ever been executed between us to promote our proposed project. We our self were amazed that how a website published such information without previous consent and approval of the promoter. To inquire the same we have issued a legal notice to the website owner through email, copy of the same is attached for your kind consideration.

We have always made sure that there is no breach of any compliance of any provisions, rules or regulations of RERA, and have complied with the same throughout our project registration, we have declared all information and details with full honesty and without any mala fide intentions.

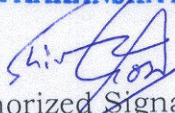
We sincerely apologize for inconvenience caused due to unawareness of some promotional website who might just want to increase their volume of visitors and we humbly request you to kindly consider our submissions, drop the penalty proceedings as initiated through this notice & proceed with our application for project registration as we were never involved in such type of promotion. If any further information or clarification is required, we will be available to submit the same before your good office.

Thanking you

Yours Faithfully,

For Aakansha Infratech

For AAKANSHA INFRATECH


Authorized Signatory **Partner**

Enclosed

1. Legal notice to maakan.com dated 25.06.2022
2. Service copy (Email screen shot) dated 25.06.2022
3. Notice of RERA dated 24.06.2022

Date : 25.06.2022

To,

Elara Technologies (P.) Limited

(Owner of Makaan.com)

customer.service@makaan.com

Sub: Notice for fraudulently using the information related with our Project “Life and Joy” and misleading the consumers and the Hon’ble UP RERA Authority.

Sir,

With reference to the aforementioned subject where you have used the information related to our project without our consent or knowledge to further your ulterior motives, I am writing to you as under:

1. We are a developer firm, having expertise in developing real estate projects, developing a real estate project being “**Life and Joy**” after obtaining requisite approvals from the concerned authorities. The project marketing, selling, booking, has not been started yet as the RERA registration of the project is awaited.
2. On 24.06.2022, a show cause notice was issued by the UP RERA under Section 3 read with section 59 of the RERA 2016, 2016 wherein the Hon’ble Authority has held us for violating the said provision of the Act by promoting/ advertising the said project without registering it under the RERA, 2016 read with UP RERA Rules, 2017; after they had scrutinized the Project details available to the public, via your website named “<https://www.makaan.com/>”.

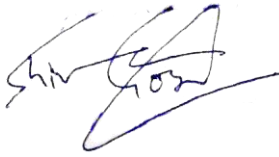
3. It is to bring to your notice that advertisement of any project without getting it registered under RERA violates the provisions of Section 3 of the Act, 2016 and attracts the penalty as given under Section 59 of the Act, 2016.
4. Subsequently, because of your actions we are coming under the radar for no fault of ours and are being held accountable for the acts that we are completely unaware of. It is also pertinent to mention that you have fraudulently extracted information about the said project and without our knowledge and consent have spread the propaganda.

In view of the aforesaid facts, you are directed to take down the advertisement of the said project and issue a written apology to us in interest of the allottees and the Hon'ble Authority or otherwise, you shall attract the legal consequences within a period of 7 days from receipt of this notice.

Copy of notice has been kept for future references.

Please note.

For M/S. Aakansha Infratech



(Partner)

Email ID – info@yttgroup.co.in, opchains.nimai@gmail.com

Mob - +91 98974 34797

Date: - 25.06.2022

Place: - Agra



Deepak Agarwal <deepak@rngca.com>

Notice from YTT Group for fraudulently using the information relatedwith our project Life and Joy

1 message

YTT Group <info@yttgroup.co.in>
To: customer.service@makaan.com
Bcc: deepak@rngca.com

Sat, Jun 25, 2022 at 5:26 PM

YTT Group (info@yttgroup.co.in) is not on [your Guest List](#) | [Approve sender](#) | [Approve domain](#)

To,

Elara Technologies (P.) Limited

(Owner of Makaan.com)

Please find the legal notice for fraudulently using the information related with our project Life and Joy on your website **Makaan.com**

2 attachments



1. Legal notice to broker.pdf
316K



154184172203.59 (1).pdf
1533K

उ.प्र. भू-सम्पदा विनियामक प्राधिकरण

राज्य नियोजन संस्थान, कालाकांकर हाउस
पुराना हैदराबाद, लखनऊ -226007

पत्रांक संख्या: /तक0सेल0/ परी०पंजी०/2021-22

दिनांक: 24 June, 2022

कारण दशाओ नोटिस अंतर्गत धारा-3/59 भू-सम्पदा (विनियमन एवं विकास) अधिनियम, 2016

M/s Aakansha Infratech
83, Nehru Nagar, Agra-282002
Email- opchains.nimai@gmail.com

प्रोमोटर मेसर्स M/s Aakansha Infratech द्वारा परियोजना Life And Joy का प्रचार प्रसार उ.प्र. रेरा में परियोजना का पंजीयन किये बिना किया जा रहा है। परियोजना के प्रचार-प्रसार में आपके द्वारा भू-सम्पदा (विनियमन एवं विकास) अधिनियम-2016 की धारा-3 के प्रविधानों का उल्लंघन किया जा रहा है। आपके द्वारा किये जा रहे प्रचार- प्रसार का विवरण निम्नवत् है—

S. No.	परियोजना का नाम	परियोजना की लोकेशन	प्रचार-प्रसार का माध्यम
1.	LIFE AND JOY	Plot No. Gh-01, Sec-1, Pocket-2, Pintail Park City, Village-Mastemau, Tehsil-Mohanlalganj, Lucknow	https://www.makaan.com/lucknow/builder-life-and-joy-pintail-park-city-in-sultanpur-road-18531288/3bhk-3t-1313-sqft-apartment https://www.makaan.com/lucknow/builder-life-and-joy-pintail-park-city-in-sultanpur-road-18490093/3bhk-3t-1309-sqft-apartment

भू-सम्पदा (नियमन एवं विकास) अधिनियम-2016, की धारा-3 निम्नवत् है—

(1) "No promoter shall advertise, market, book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any real estate project or part of it, in any planning area, without registering the real estate project with the Real Estate Regulatory Authority established under this Act"

Providing that projects that are ongoing on the date of commencement of this Act and for which the completion certificate has not been issued, the promoter shall make an application to the Authority for registration of the said project within a period of three months from the date of commencement of this Act;

Provided further that if the Authority thinks necessary, in the interest of allottees, for projects which are developed beyond the planning area but with the requisite permission of the local authority, it may, by order, direct the promoter of such project to register with the Authority, and the provisions of this Act or the rules and regulations made thereunder shall apply to such projects from that stage of registration.

(2) Notwithstanding anything contained in the sub-section, no registration of the real estate project shall be required ---

- Where the area of land proposed to be developed does not exceed five hundred square meters or the number of apartments proposed to be developed does not exceed eight inclusive of all phases; provided that, if the appropriate Government considers it necessary, it may, reduce the threshold below five hundred square meters or eight apartments, as the case may be, inclusive of all phases, for exemption from registration under this Act;
- Where the promoter has received completion certificate for a real estate project prior to commencement of this Act;
- For the purpose of the renovation or repair or re-development which does not involve marketing, advertising, selling, or new allotment of any apartment, plot, or building, as the case may be, under the real estate project.

Explanation, For the purpose of this section, where the real estate project is to be developed in phases, every such phase shall be considered a stand-alone real estate project, and the promoter shall obtain registration under this Act for each phase separately.

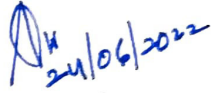
प्राधिकरण में अपंजीकृत परियोजना का भू-सम्पदा (नियमन एवं विकास) अधिनियम, 2016 की धारा-3 के प्राविधानों का अनुपालन न करना अधिनियम की धारा-59 के अंतर्गत दंडनीय है। यदि कोई संप्रवर्तक धारा 3 के उपबंधों का उल्लंघन करता है तो वह ऐसी किसी शास्ति के लिए जो प्राधिकरण द्वारा यथा अवधरित भू-संपदा परियोजना की अनुमानित लागत के 10% तक की हो सकेगी, दायी होगा।

रेरा अधिनियम की धारा-59 निम्नवत् है—

59 (1) If any promoter contravenes the provisions of section 3, he shall be liable to a penalty which may extend up to ten percent. of the estimated cost of the real estate project as determined by the Authority.

(2) If any promoter does not comply with the orders, decisions, or directions issued under subsection(1) or continues to violate the provisions of section 3, he shall be punishable with imprisonment for a term that may extend up to three years or with fine which may extend up to a further ten percent. of the estimated cost of the real estate project, or with both.

अतः एतद्वारा आपको निर्देश दिये जाते हैं कि दिनांक 01/07/2022 तक उ.प्र. रेरा मुख्यालय में अपना लिखित अभिकथन प्रस्तुत करें कि आपके द्वारा उपरोक्त परियोजना के प्रचार-प्रसार में रेरा अधिनियम के प्राविधानों का अनुपालन क्यों नहीं किया गया और क्यों न प्राधिकरण द्वारा रेरा अधिनियम के अंतर्गत प्रतिपादित सिद्धान्तों एवं प्राविधानों के अंतर्गत आपके विरुद्ध दंडात्मक आदेश पारित कर दिया जाये।

 24/06/2022

(अमरीश कुमार)
प्रभारी तकनीकी सलाहकार

संख्या एवं दिनांक तदैव।

प्रतिलिपि:—

1. सचिव, उ.प्र. रेरा को सूचनार्थ कृपया।

 24/06/2022

(अमरीश कुमार)
प्रभारी तकनीकी सलाहकार



11. $\frac{1}{2} \log \frac{1}{2} = -0.15321$ and $\frac{1}{2} \log \frac{1}{2} = -0.15321$ (Table 1, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 11.10, 11.11, 11.12, 11.13, 11.14, 11.15, 11.16, 11.17, 11.18, 11.19, 11.20, 11.21, 11.22, 11.23, 11.24, 11.25, 11.26, 11.27, 11.28, 11.29, 11.30, 11.31, 11.32, 11.33, 11.34, 11.35, 11.36, 11.37, 11.38, 11.39, 11.40, 11.41, 11.42, 11.43, 11.44, 11.45, 11.46, 11.47, 11.48, 11.49, 11.50, 11.51, 11.52, 11.53, 11.54, 11.55, 11.56, 11.57, 11.58, 11.59, 11.60, 11.61, 11.62, 11.63, 11.64, 11.65, 11.66, 11.67, 11.68, 11.69, 11.70, 11.71, 11.72, 11.73, 11.74, 11.75, 11.76, 11.77, 11.78, 11.79, 11.80, 11.81, 11.82, 11.83, 11.84, 11.85, 11.86, 11.87, 11.88, 11.89, 11.90, 11.91, 11.92, 11.93, 11.94, 11.95, 11.96, 11.97, 11.98, 11.99, 12.00, 12.01, 12.02, 12.03, 12.04, 12.05, 12.06, 12.07, 12.08, 12.09, 12.10, 12.11, 12.12, 12.13, 12.14, 12.15, 12.16, 12.17, 12.18, 12.19, 12.20, 12.21, 12.22, 12.23, 12.24, 12.25, 12.26, 12.27, 12.28, 12.29, 12.30, 12.31, 12.32, 12.33, 12.34, 12.35, 12.36, 12.37, 12.38, 12.39, 12.40, 12.41, 12.42, 12.43, 12.44, 12.45, 12.46, 12.47, 12.48, 12.49, 12.50, 12.51, 12.52, 12.53, 12.54, 12.55, 12.56, 12.57, 12.58, 12.59, 12.60, 12.61, 12.62, 12.63, 12.64, 12.65, 12.66, 12.67, 12.68, 12.69, 12.70, 12.71, 12.72, 12.73, 12.74, 12.75, 12.76, 12.77, 12.78, 12.79, 12.80, 12.81, 12.82, 12.83, 12.84, 12.85, 12.86, 12.87, 12.88, 12.89, 12.90, 12.91, 12.92, 12.93, 12.94, 12.95, 12.96, 12.97, 12.98, 12.99, 13.00, 13.01, 13.02, 13.03, 13.04, 13.05, 13.06, 13.07, 13.08, 13.09, 13.10, 13.11, 13.12, 13.13, 13.14, 13.15, 13.16, 13.17, 13.18, 13.19, 13.20, 13.21, 13.22, 13.23, 13.24, 13.25, 13.26, 13.27, 13.28, 13.29, 13.30, 13.31, 13.32, 13.33, 13.34, 13.35, 13.36, 13.37, 13.38, 13.39, 13.40, 13.41, 13.42, 13.43, 13.44, 13.45, 13.46, 13.47, 13.48, 13.49, 13.50, 13.51, 13.52, 13.53, 13.54, 13.55, 13.56, 13.57, 13.58, 13.59, 13.60, 13.61, 13.62, 13.63, 13.64, 13.65, 13.66, 13.67, 13.68, 13.69, 13.70, 13.71, 13.72, 13.73, 13.74, 13.75, 13.76, 13.77, 13.78, 13.79, 13.80, 13.81, 13.82, 13.83, 13.84, 13.85, 13.86, 13.87, 13.88, 13.89, 13.90, 13.91, 13.92, 13.93, 13.94, 13.95, 13.96, 13.97, 13.98, 13.99, 14.00, 14.01, 14.02, 14.03, 14.04, 14.05, 14.06, 14.07, 14.08, 14.09, 14.10, 14.11, 14.12, 14.13, 14.14, 14.15, 14.16, 14.17, 14.18, 14.19, 14.20, 14.21, 14.22, 14.23, 14.24, 14.25, 14.26, 14.27, 14.28, 14.29, 14.30, 14.31, 14.32, 14.33, 14.34, 14.35, 14.36, 14.37, 14.38, 14.39, 14.40, 14.41, 14.42, 14.43, 14.44, 14.45, 14.46, 14.47, 14.48, 14.49, 14.50, 14.51, 14.52, 14.53, 14.54, 14.55, 14.56, 14.57, 14.58, 14.59, 14.60, 14.61, 14.62, 14.63, 14.64, 14.65, 14.66, 14.67, 14.68, 14.69, 14.70, 14.71, 14.72, 14.73, 14.74, 14.75, 14.76, 14.77, 14.78, 14.79, 14.80, 14.81, 14.82, 14.83, 14.84, 14.85, 14.86, 14.87, 14.88, 14.89, 14.90, 14.91, 14.92, 14.93, 14.94, 14.95, 14.96, 14.97, 14.98, 14.99, 15.00, 15.01, 15.02, 15.03, 15.04, 15.05, 15.06, 15.07, 15.08, 15.09, 15.10, 15.11, 15.12, 15.13, 15.14, 15.15, 15.16, 15.17, 15.18, 15.19, 15.20, 15.21, 15.22, 15.23, 15.24, 15.25, 15.26, 15.27, 15.28, 15.29, 15.30, 15.31, 15.32, 15.33, 15.34, 15.35, 15.36, 15.37, 15.38, 15.39, 15.40, 15.41, 15.42, 15.43, 15.44, 15.45, 15.46, 15.47, 15.48, 15.49, 15.50, 15.51, 15.52, 15.53, 15.54, 15.55, 15.56, 15.57, 15.58, 15.59, 15.60, 15.61, 15.62, 15.63, 15.64, 15.65, 15.66, 15.67, 15.68, 15.69, 15.70, 15.71, 15.72, 15.73, 15.74, 15.75, 15.76, 15.77, 15.78, 15.79, 15.80, 15.81, 15.82, 15.83, 15.84, 15.85, 15.86, 15.87, 15.88, 15.89, 15.90, 15.91, 15.92, 15.93, 15.94, 15.95, 15.96, 15.97, 15.98, 15.99, 16.00, 16.01, 16.02, 16.03, 16.04, 16.05, 16.06, 16.07, 16.08, 16.09, 16.10, 16.11, 16.12, 16.13, 16.14, 16.15, 16.16, 16.17, 16.18, 16.19, 16.20, 16.21, 16.22, 16.23, 16.24, 16.25, 16.26, 16.27, 16.28, 16.29, 16.30, 16.31, 16.32, 16.33, 16.34, 16.35, 16.36, 16.37, 16.38, 16.39, 16.40, 16.41, 16.42, 16.43, 16.44, 16.45, 16.46, 16.47, 16.48, 16.49, 16.50, 16.51, 16.52, 16.53, 16.54, 16.55, 16.56, 16.57, 16.58, 16.59, 16.60, 16.61, 16.62, 16.63, 16.64, 16.65, 16.66, 16.67, 16.68, 16.69, 16.70, 16.71, 16.72, 16.73, 16.74, 16.75, 16.76, 1

Connect Now

17. 2014-15 3775512 1030

Life and love in the pink city, Summer Sand, Lucknow

₹ 48 L EM Negotiable
₹ 3,655/sq ft

8.

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