AAKANSHA INFRATECH

PAN NO.: ABOFA7191B

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

To The Chairman UPRERA, Lucknow Dated: 1st June, 2022

Subject: Regarding RERA Registration of the project "Life & Joy" situated at Plot no. GH-01, Pintail Park City, Sultanpur road, Lucknow applied on 31st March, 2022 by Aakansha Infratech having RERA application ID no. ID417220.

Ref: Memo no. <u>यू 0 पी 0 रेरा /परी 0 पंजी 0 /2022 -23</u> dated <u>14/05/2022</u>

Sir,

With reference to the above cited subject, we would like to clarify the Point no. 1 of the observation raised vide Memo no. यू 0 पी 0 रेरा /परी 0 पंजी 0 /2022 -23 dated 14/05/2022, kindly note that we have applied for RERA registration on 31st March, 2022 of our project "Life & Joy" situated at Plot no. GH-01, Pintail Park City, Sultanpur road, Lucknow having RERA application ID no. ID417220. We would like to inform you that our "Group Housing" project is situated inside an integrated township by the name & style of "Pintail Park City".

Kindly note that **Pintail Infracon LLP** got the layout plan of the project Pintail Park City (Phase-1) approved on 26/09/2017 vide permit no. <u>42758</u> from Lucknow Development Authority (LDA) and has taken RERA registration of Plots in the project having Rera registration no. <u>UPRERAPRJ15457</u> dated <u>16-03.2018</u>. We would like to highlight here that Pintail Infracon LLP has not taken Rera registration on built-up area of any plot situated inside the township whereas we have applied the RERA registration for <u>Built-up area</u> of our group housing plot situated inside the township and we have also got the Building Plans Approved vide Permit no. <u>Group Housing/03808/LDA/BP/21-22/0176/17122021</u> dated <u>18/02/2022</u> from Lucknow Development Authority (LDA) which itself is a lengthy and vigorous process. We would also like to mention here that we are not selling the plot but we are selling built up area on the plot that we had purchased.

We would also like to mention here that Approved layout plan is demarcation of plots and not the sanctioning of built-up area on these demarcated plots.

Moreover, we would like to explain below how our project has zero dependency on Pintail:-

AAKANSHA INFRATECH

PAN NO. : ABOFA7191B

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

| Factors that determine | Status | Supporting Documents | | |
|------------------------|--|--|--|--|
| dependency | | | | |
| 1. Road work | Completed | Photos showing completed road work attached in Annexure-1. Videos are also available of the same. | | |
| 2. Storm water | We have proposed Rainwater Harvesting, so there will be zero discharge of storm water as 100% water will go into Rainwater Harvesting System. | L.D.A Approved Building Plans attached in Annexure-2 showing proposed RWH at site. | | |
| 3. Sewer water | We have proposed Sewage Treatment Plant, so there will be zero discharge of sewage water as 100% of it will be treated and used. | L.D.A Approved Building Plans attached in Annexure-2 showing Sewage Treatment Plant (STP) | | |
| 4. Water Supply | We have proposed Underground Tank (U.G.T) for the filtering and supply of water and we are already in process of taking permissions from the concerned authorities for Extracting ground water. | L.D.A Approved Building Plans attached in Annexure-2 showing Sewage Treatment Plant (STP) | | |
| 5. Electricity | Our group housing is situated in the very starting part of the township and U.P govt. has multipoint electric connection policy, we can very easily directly apply and get electric connection from M.V.V.N.L. We have also already obtained Temporary Electric Connection in the same manner. | Pintail approved layout plan attached in Annexure-3 showing the location of our site. Documents of proof of Temporary Electric Connection attached in Annexure-4 | | |

As a result, we have zero dependency on Pintail Infracon LLP to complete and run our project.

Hence, we request you to grant us Rera registration no. at the earliest.

Regards,

Aakansha Infratech

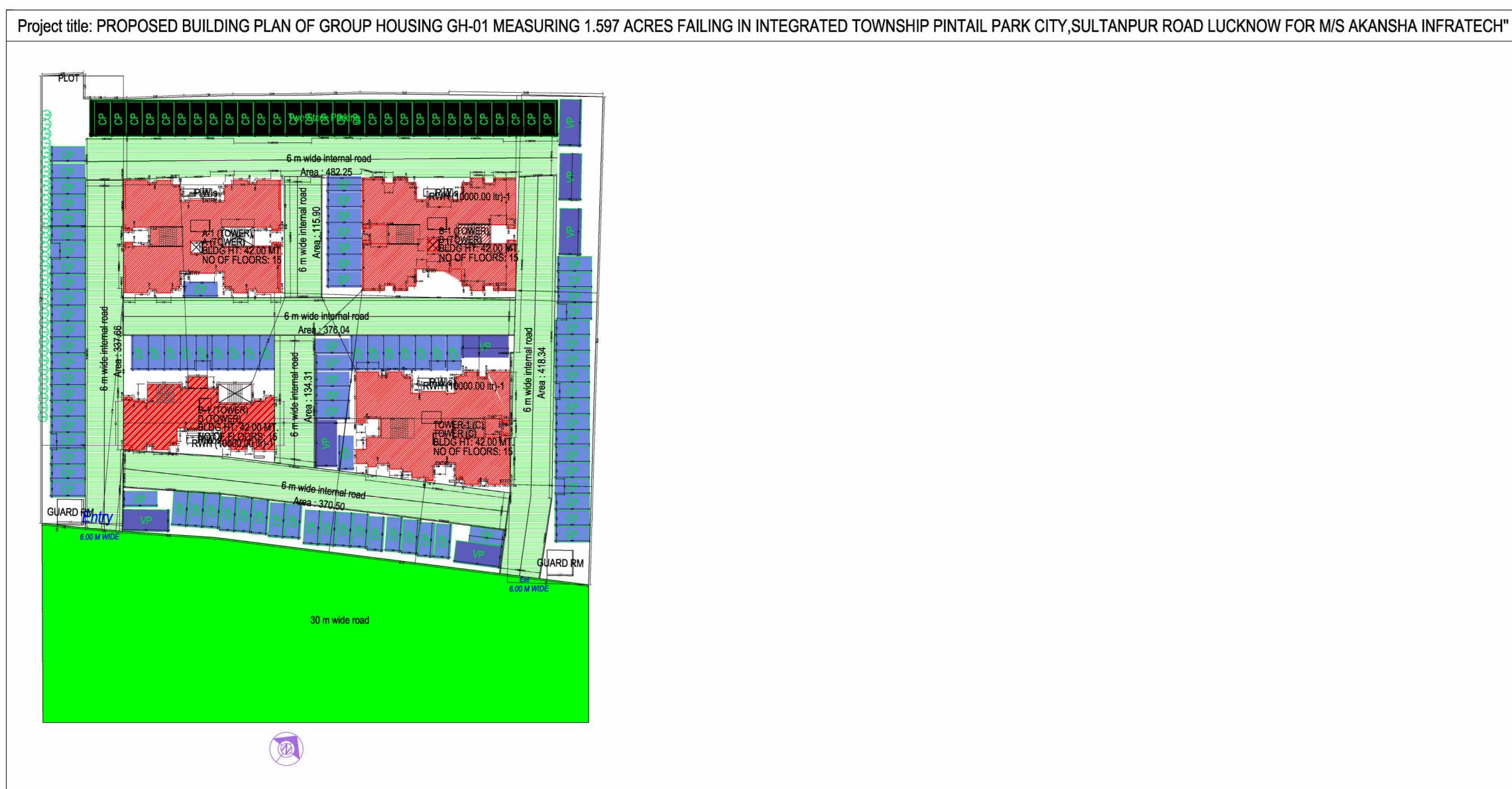
Authorized Signatory

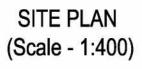
ANNEXURE-1

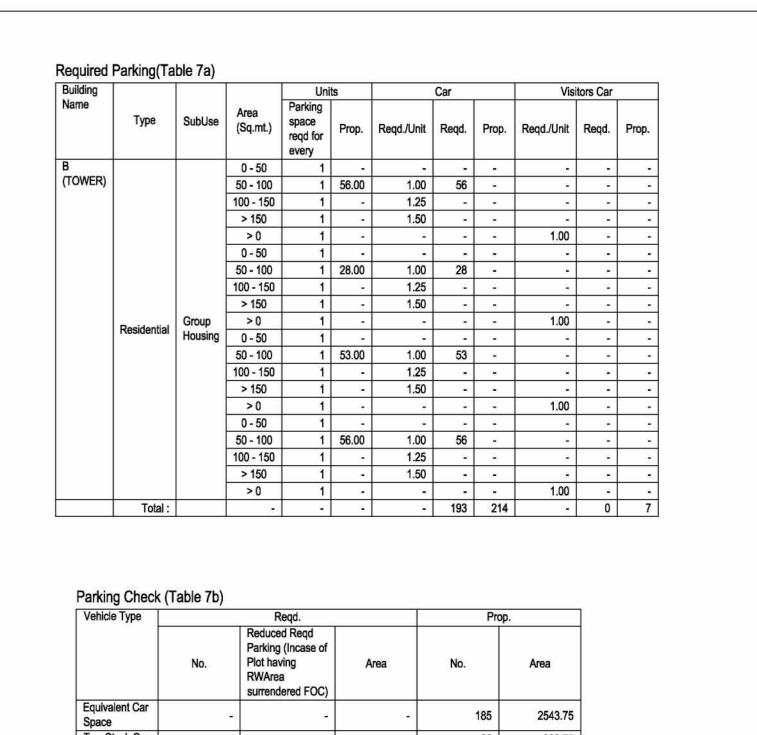




ANNEXURE-2







| | Name | 20 | Read | Pron | |
|--------------------------|--------|----|----------|----------|---------|
| ot | Nome | | Nos Of T | rees | |
| ee Details (Tab | le 3h) | | | | |
| Total | | | 2653.75 | | 5112.34 |
| Other Parking | 3=3 | - | - | # | 1543.81 |
| Two Stack Parking | • | 2 | - | 1 | 442.28 |
| Visitor's Car Parking | • | ä | | 7 | 183.75 |
| Total Car | 193 | - | 2653.75 | 214 | 2942.50 |
| Two Stack.Car | - | | ₹ . | 29 | 398.75 |

Pawan kumar Gangwar (Secretory)

VERSION NO.: 1.0.73 VERSION DATE: 01/12/2021

Plot SubUse: Group Housing
Development Plan: Master Plan
Land Use Zone: Residential use Zone

Total Built up area permissible at:

1284.78 0.00 1284.78 0.00 1284.78 0.00

1222.82 0.00 1222.82 0.00

1222.82 0.00

Land SubUse Zone: Residential Zone Layout Type: Approved Layout

PROJECT DETAIL :
Authority: Lucknow Development Authority

Project Type: Building Permission Nature of Development: NEW

Development Area: New Area

AREA DETAILS :
Area of Plot As per record

Document Area
As per site condition
Area of Plot Considered
Deduction for
(a)Proposed roads

SubDevelopment Area: Metro City Area

Net Area of plot (1 - 2) AREA OF PLOT
 % of Green and open space (Reqd.)
 % of Green and open space (Prop)

Proposed Coverage Area (18.92 %)
Total Prop. Coverage Area (18.92 %)
Balance coverage area (21.08 %)

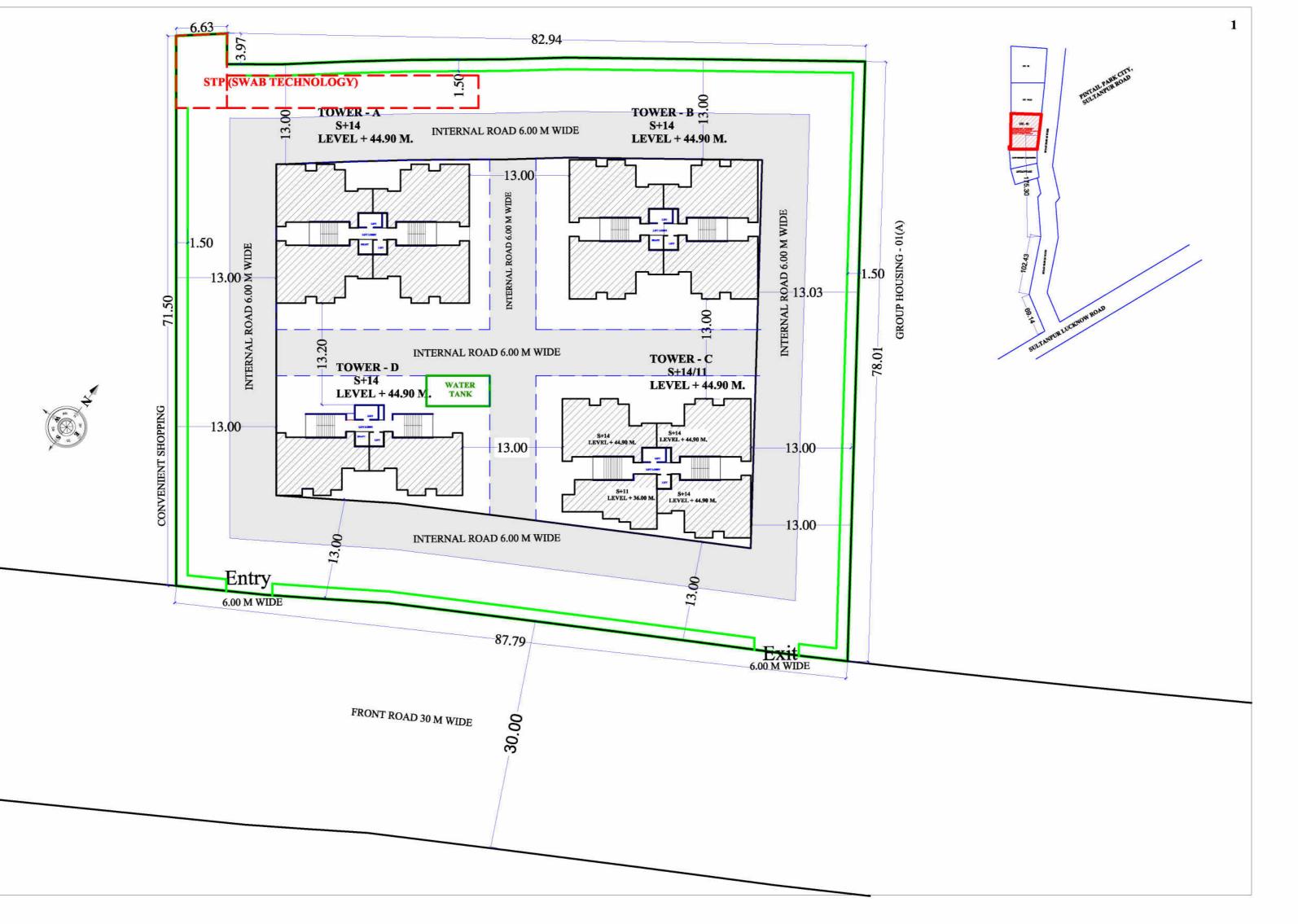
Total BuiltUp Area:
Proposed F.S.I. consumed:
C. Tenement Statement

All Floors
5. Total Tenements (3 + 4)

Balance area of Plot(1 - 4)
Plot Area For Coverage

Plot Area For FAR
Perm. FAR Area (2.50)
Total Perm. FAR area (2.50)

Special Project: NA
Site Address:
District:Lucknow,Tehsil:Mohanlalganj,Village:Mastemau



The correctness and accuracy of Proposal Information and drawing is a responsibility of POR/owner. Accuracy of Scrutiny Report is subject to accuracy of end-user provided data, 3rd party software/hardware/services, etc. SoftTech Engineers Ltd. is not liable for any damages which may arise from use, or inability to use the Application. Texts printed in 'Italics' and 'Blue' color are user inputs, which are not verified and not generated by scrutiny software.

PLOT BOUNDARY
ABUTTING ROAD

COMMON PLOT

PROPOSED CONSTRUCTION

EXISTING (To be retained)
EXISTING (To be demolished)

ROAD ALIGNMENT (ROAD WIDENING AREA) FUTURE T.P.SCHEME DEDUCTION AREA

| Building | No. of Same Bldg | Gross Built Up Area | Deductions From Gross BUA(Area in Sq.mt.) | Total Built Up Area | | | | Deductions (Area in So | ą.mt.) | | | Proposed FAR Area (Sq.mt.) | Add Area In FAR (Sq.mt.) | Total FAR Area | No. o |
|------------------|------------------------|---------------------------|---|---------------------------|---------|--------|-----------------|------------------------|----------------|--------------|---------|----------------------------|-----------------------------------|----------------------|-------|
| | bidg | (Sq.mt.) | Duct(Void, Duct, Chowk) | (Sq.mt.) | Mumty | Lift | Lift Machine | Archi.Proj.(Canopy) | Refuge Area | Covered Area | Parking | Resi. | Covered Area | (Sq.mt.) | |
| B (TOWER) | 1 | 5539.76 | 54.56 | 5485.20 | 287.14 | 131.98 | 8.79 | 85.54 | 30.43 | 0.69 | 317.00 | 4620.22 | 0.69 | 4620.91 | 56 |
| D (TOWER) | 1 | 3178.28 | 0.00 | 3178.28 | 282.95 | 132.28 | 8.94 | 46.62 | 30.43 | 1.72 | 164.58 | 2510.62 | 1.72 | 2512.34 | 28 |
| TOWER (C) | 1 | 5082.98 | 0.00 | 5082.98 | 287.12 | 132.21 | 9.01 | 81.72 | 30.43 | 3.73 | 300.48 | 4238.28 | 3.73 | 4242.01 | 53 |
| A (TOWER) | 1 | 5688.02 | 54.56 | 5633.46 | 287.14 | 131.85 | 8.79 | 93.38 | 30.43 | 7.30 | 320.35 | 4750.94 | 7.30 | 4758.24 | 56 |
| Grand Total : | 4 | 19489.04 | 109.12 | 19379.92 | 1144.35 | 528.32 | 35.53 | 307.26 | 121.72 | 13.44 | 1102.41 | 16120.06 | 13.44 | 16133.50 | 193 |

| Residential Group | | | | | | | | | | | | | | OWNER'S NAME AND SIGNATURE | |
|--|------------------|-------------|----------|-----------------|-----------|----------|---------|---|-----------------------|------------------|---|-------------|------------------|---------------------------------|--------------------------|
| Building | 5. 21.42 | IOE/OUDLI | 0E D-4 | -11- | | | | | | | | | | AAKANSHA INFRATECH,opchains.nin | nai@gmail.com,7895209824 |
| PLOCR Residential Publish Publ | Building Name | Building | Building | Building Use | | | | Name | | | 122.00000000000000000000000000000000000 | | | nna | nijo _ž u |
| Proceedings Process | | | | | | | | FLOOR | Residential + Parking | Group Housing | - | - | - | - 4 | 7 / |
| TERROE FLOOR PLAN Residential Pouning | | Residential | | g | | Highrise | 56 | TYPICAL - 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14 FLOOR | Residential | | Residential FAR | Residential | | Rakesh Vasudeva | |
| Processor Proc | | | | | | | | SEVENTH FLOOR PLAN | Residential | Group Housing | Residential FAR | Residential | | | Lucknow Development A |
| FLOR Pesidential Punks Pesidential Punks P | | | | | | | | TERRACE FLOOR PLAN | Residential | | - | • | | | |
| Residential Group Housing Residential FAR Resi | | | | | | | | FLOOR | Residential + Parking | | 15 | 標的 | 151 | | |
| TOWER (C) Towe | | Residential | | 9 | * | Highrise | 28 | TYPICAL - 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14 FLOOR | Residential | Housing | Residential FAR | Residential | Housing | | DE PERSONALE |
| TOWER (C) Town Planner) TOWER (C) Town Planner) Town | | | | | | | | SEVENTH FLOOR PLAN | Residential | Housing | Residential FAR | Residential | | | |
| Residential Group Housing - Highrise 53 FLOOR PLAN Residential Fark Residential Fark Residential Fark Residential Fark Residential Fark Residential Fark Fark Floor FLAN Floor PLAN Residential Fark Residential Fark Residential Fark Residential Fark Residential Fark Floor PLAN F | | | | | | | | | Residential | | 7= | | 3 4 3. | | |
| Residential Group Housing Floor PLAN Floor PLAN Residential Forup PLAN Floor PLAN Residential Floor PLAN Floor | | | | | | | | FLOOR | Residential + Parking | | i i | - | 41 | | |
| SEVENTH FLOOR PLAN Residential Group Housing Plansing Residential FAR Resident | | Residential | | | | Highrise | 53 | TYPICAL - 1, 2, 3, 4, 5, 6, 8, 9, 10, 11 FLOOR | Residential | Group Housing | Residential FAR | Residential | Group Housing | LDA/BP/21-22/0176 Sanctioned On | |
| -12, 13, 14 Residential FAR Re | | 5.00 5.000 | Housing | 9 | | | (6.5) | SEVENTH FLOOR PLAN | Residential | Group Housing | Residential FAR | Residential | Group Housing | Valid Till | |
| A (TOWER) Residential Floor Fl | | | | | | | | - 12, 13, 14 FLOOR | Residential | Housing | Residential FAR | Residential | Group Housing | Approved By | irman) |
| Residential Group Housing - Highrise FLOOR PLAN TYPICAL -1,2,3, | | | | | | | | | Residential | | () = : | (=:) | (- 0) | Examined By | |
| Residential Group Housing TERRACE FLOOR PLAN Residential Group Housing Group Housing Group Housing TERRACE FLOOR PLAN Residential Group Housing Group Housing Group Housing TERRACE FLOOR PLAN Residential Group Housing Group Housing TERRACE FLOOR PLAN Residential Group Housing TERRACE FLOOR PLAN Residential Group Housing Group Housing TERRACE FLOOR PLAN Residential Group Housing TERRACE FLOOR PLAN RESIDENCE FLOOR PLAN RESID | | | | | | | | FLOOR PLAN | Residential + Parking | | 0 = | • | 1-2 | Shiv Kumar (Junior engin | eer) |
| TERRACE FLOOR PLAN Residential Housing Residential Housing Housing Housing Housing Housing Housing Housing Housing Nitin Mital (Chief Town Planner) | | Residential | | g | - | Highrise | 56 | TYPICAL - 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14 FLOOR | Residential | Housing | Residential FAR | Residential | Housing | | * |
| Nitin Mital (Chief Town Planner) | | | | | | | | SEVENTH FLOOR PLAN | Residential | Housing | Residential FAR | Residential | Group Housing | Bhupendra Veer Singh (Ex | ecutive engineer) |
| Total Plot Area: - 6461.07 Total FAR Area: - 16133.53 Nitin Mital (Chief Town Planner) | | | | | | | , | TERRACE FLOOR PLAN | Residential | | 15 | (=) | 50 | | |
| TOTAL FIG 070 1.07 | | | Т | otal Plo | t Area: - | - (| 6461.07 |] | Total FAR Area: | _ | 16133.53 | | | Nitin Mital (Chief Town I | Planner) |

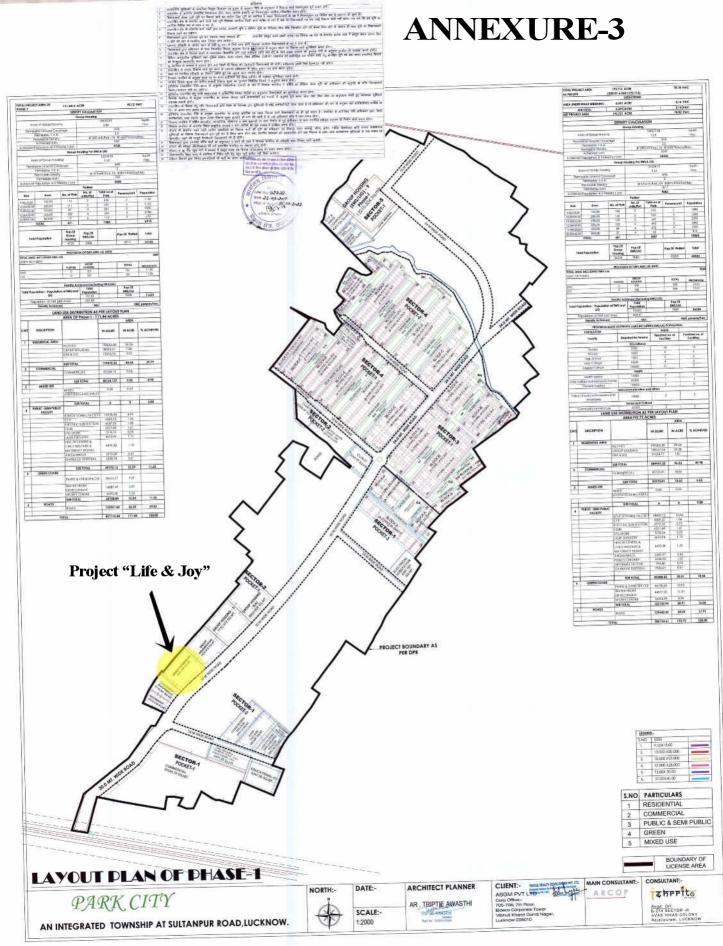
Total BUA Area: -

Total Coverage Area: - 354.88

Note: - 1) This drawing is prepared as per the current prevailing Building Bye Laws.

2) If Map sanctioned is used for purpose anything other than stated in application will lead to rejection of Map.

ISO_A1_(841.00_x_594.00_MM)





ANNEXURE-4 UTTAR PRADESH POWER CORPORATION LIMITED

Shakti Bhawan(Vistaar),14-Ashok Marg,Lucknow-226001

Ease of Doing Business Module

Connection Energisation Certificate

This is a certificate for Energization and release of requested Electricity Power Connection under below particulars:-

| 1 | Consumer Name | MAYANK GOYAL |
|----|------------------------------|----------------------------|
| 2 | Registration No | 1009927755 |
| 3 | Licensee:(Discon Name) | MADHYANCHAL |
| 4 | Division Name | EDD III CESS |
| 5 | Service Connection No | C396116367072 |
| 6 | Account No | 732201085587 |
| 7 | Book No | 6116 |
| 8 | Date of Connection Release | 13/05/2022 |
| 9 | Category: (LMV/ST) | LMV-9 Temporary Connection |
| 10 | Area (Urban/Rural) | Urban |
| 11 | Sanctioned Load(KVA) | 30.00 |
| 12 | Meter Sealing Certificate No | 6799/26 |
| 13 | Meter Serial No | 8981707 |
| 14 | Meter Make | AVON |

Please pay bills online at www.uppcl.org.

Please Dial 1912 and use your Account Number to log complaints.

EXECUTIVE ENGINEER

EDD III CESS

(This is computer generated Certificate no signature required.)

EDD(CESS -III) Mohanlal Ganj Lucknow

Name of Consumer:- मेसर्स आकांक्षा इन्फ्राटेक c/o श्री मयंक पुत्र

सुरेश गोयल।

Address:- नियर पिंटल पार्क सिटी ग्रुप हाउसिंग ग्राम मस्तेमऊ

गोसाईगंज लखनऊ।

LINE CHART

| Capacity of T//F | |
|------------------|------------|
| Existing Load | |
| Proposed Load | 30 KVA |
| Total Load | 30 KVA |
| Proposed T/F | 63 KNA |
| V.D Caculation | 9== |
| Name of feeder | Arjun Gayi |
| No of Support | 2 No ' |
| Length of line | seo Mas- |

Territe total Line of Longth Arjun Gary Feelen
Prop. DP
Prop. TIP

SDO (GSI)

J.E (GSJ)

MADHYANCHAL VIDYUT VITARAN NIGAM LTD.

(A State Government Undertaking) Head office 4-A, Gokhale Marg, Lucknow 226001 Ph No. 0522-2208737 GSTIN: 09AAECM0108JIZO

Project Description

: MESARS AKANKSHA INFRATEC MASTEMAU

Project Code

: MVDP.LU.DP4719

Estimate Value

: 992,451.45

Estimate Printout Date

: 21.03.2022

Previous Approved Version : N.A.

Fund (Project Code)

: DEP_WORK

| SR. NO. | PARTICULARS | UNIT | QTY | RATE(RS.) | AMOUNT |
|------------|---|------|---------|------------|------------|
| | Material & Service-Lines&Cable - MVDP.LU.DP4719.A | | | 10 | |
| 1 | G.I.PIN 11 KV WITH NUT - 2700000000 | No | 6.000 | 85.00 | 510.00 |
| 2 | 11 KV COMPOSITE POLYMER PIN INSULATOR - 2700000193 | No | 6.000 | 231.00 | 1,386.00 |
| 3 | CABLE H.T.XLPE 11 KV 3X120 SQ.M.M 10000000000 | М | 408.000 | 772.00 | 314,976.00 |
| 4 | TD 63KVA/11/0.43KV L-II 4 STAR AL. WOUND - 2000000014 | No | 1.000 | 123,423.00 | 123,423.00 |
| 5 | NUT BOLT WITH WASHER OFF SIZE - 2100000026 | KG | 5.000 | 231.00 | 1,155.00 |
| 6 | G.I.WIRE 10 SWG - 2700000005 | KG | 10.000 | 74.00 | 740.00 |
| 7 | EARTH ROD 2540X20 MM - 1700000133 | No | 2.000 | 989.00 | 1,978.00 |
| 8 | STEEL TUBLER POLE SP-55 (G.I.) - 1500000006 | No | 2.000 | 12,125.00 | 24,250.00 |
| 9 | A.C.S.R. WEASEL CONDUCTOR - 1000000028 | M | 100.000 | 28.30 | 2,830.00 |
| 10 | M.S. CHANNEL 100X50X5 M.M 1800000001 | KG | 41.000 | 58.62 | 2,403.42 |
| 11 | HOLDING CLAMP FOR PCC POLE 8.5 MTR. 2500000002 | No | 8.000 | 413.00 | 3,304.00 |
| | Sub Total - Material (Rs.) | | W | | 476,955.42 |
| 1 | G.I PIPE 6 DIA - 1000001733 | No | 4.000 | 1,741.00 | 6,964.00 |
| 2 | C/J KIT (OD) FOR 3X120 XLPE CABLE - 1000001733 | No | 2.000 | 4,915.00 | 9,830.00 |
| 3 | GROUTING OF POLE - 1000001733 | No | 2.000 | 986.00 | 1,972.00 |
| 4 | GROUTING OF STAY - 1000001733 | No | 2.000 | 447.00 | 894.00 |
| | Sub Total - Services (Rs.) | | | | 19,660.00 |
| | Total - Material & Service-Lines&Cable - (Rs.) | | | | 496,615.42 |

| | Material & Service-Plant&Machinary - | | Project Cor | te: MVDP.LU.DP47 | 19 |
|-----|--|--------|-------------|------------------|---|
| | M.S. ANGLE 65X65X6 M.M. | | | | |
| , 1 | 1800000000 | KG | 24 000 | | 2,097,84 |
| | LABOUR &CARTAGE 15% | - | 24.000 | 87.41 | 2,491,09 |
| 1 | | | | | 2,097.84 |
| | 1000001734 | No | 1.000 | 74,800.00 | 74,800.00 |
| 2 | LAYING CHARGES - 1000001734 | 3.7 | | 55/01/08/0 | 120 460 00 |
| | | No | 380,000 | 317.00 | 120,469.00 |
| | Sub Total - Services (Rs.) | | 1 | | 195,260.00 |
| | Total - Material & Service-Plant&Machinary - | | | | 197,357.84 |
| | T&P Charges - (Rs.) | | | | |
| | MVDP.LU.DP4719.Q | | | | |
| | T&P Charges | | | | 10,721.89 |
| | Sub Total - Charges (Rs.) | | 1 | | 10,721.89 |
| | Total - T&P Charges - (Rs.) | | | | 10,721.89 |
| | Labour cess 1% - MVDP.LU.DP4719.R | | | | |
| | Labour cess 1% | | | | 8,327.33 |
| | Sub Total - Charges (Rs.) | | | | 8,327.33 |
| | Total - Labour cess 1% - (Rs.) | 1 1000 | | | 8,327.33 |
| | Supervision Charges - MVDP.LU.DP4719.S | | | | |
| | Supervision Charges | | | | 107,218.87 |
| | Sub Total - Charges (Rs.) | | | | 107,218.87 |
| | Total - Supervision Charges - (Rs.) | | | | 107,218.87 |
| | GST Charges - MVDP,LU.DP4719.T | | | | DOS BOODER |
| | GST Charges | | | | 151,390.90 |
| | Sub Total - Charges (Rs.) | | | | 151,390.90 |
| | Total - GST Charges - (Rs.) | | | | 151,390.90 |
| | Contingency Charges - MVDP,LU,DP4719,Z | | | | 200000000000000000000000000000000000000 |
| ı | Contingency Charges | | | | 20,819.20 |
| Ī | Sub Total - Charges (Rs.) | | | | 20,819.20 |
| I | Total - Contingency Charges - (Rs.) | | | | 20,819.20 |
| | Total(Materials + Services + Charges) (Rs.) | | | | 992,451.4 |
| | Return Material - MVDP,LU,DP4719.A | | | | |
| | Grand Total (Rs.) | | | | 992,451.4 |

Amount in Words:

Nine Lakh Ninety Two Thousand Four Hundred Fifty One Rupees Forty Five Paise Only

Bing

hopen.

Office of the Executive Engineer DD (CESS III) Madhyanchal Vidyut Vitaran Nigam Lko Mohanlalganj Rby Road Lko

Name of Consumer:- मेसर्स आकांक्षा इन्फ्राटेक द्वारा श्री मयंक गोयल पुत्र सुरेश गोयल। Address:- ग्राम मस्तेमऊ नियर पिनटेल पार्क सिटी ग्रुप हाउसिंग न० 01 अ गोसाईगंज लखनऊ।

REPORT

यह प्राक्कलन रु॰ 992451.00 मात्र का बनाया गया है, आवेदन सं॰ 1009927755 वि॰ वि॰ खि॰ / सेस तृतीय दिनांक 05/03/2022 के सन्दर्भ में उक्त हेतु LMV-09, 30KVA संयोजन हेतु प्राक्कलन प्रस्तावित किया जा रहा है। यह प्राक्कलन उ॰ प्र॰ पॉवर कारपोरेशन के रेट सिड्यूल के आधार पर बनाया गया है।

उक्त का प्राक्कलन स्वीकृत होने तथा प्राक्कलन धनराशि जमा करने के उपरान्त यह कार्य अवर अभियन्ता द्वारा उपखण्ड अधिकारी गोसाईगंज के देख – रेख में कराया जायेगा।

S.D.O(GSJ)

J.E(GSJ)