

Date: 16.04.2022

To,  
The Technical Advisor (In Charge)  
Uttar Pradesh Real Estate Regulatory Authority  
Lucknow Uttar Pradesh – 226007

Ref: In the case of **Aakansha Infratech** for its proposed Project “**Life and Joy**” situated at Plot No. GH-01, Sec-1, Pocket-2, Pintail Park City, Village-Mastemau, Tehsil-Mohanlalganj, Lucknow

Sub: Reply to your **Query Letter 1204222/UP-RERA/ Project Reg./2022-23** dated 12.04.2022.

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 1 (one) of the said letter wherein it has been mentioned that the Balance Sheet of any parent company or any previous organization of the partner is required to be uploaded; the Audited Balance Sheet along with ITR for F.Y.2018-19, F.Y.2019-20, F.Y. 2020-21 of ‘**S3 Buildwell LLP**’ which is a previous organization of the Partners are uploaded on RERA portal.
2. In respect of query raised in the 2<sup>nd</sup> (second) point of the letter wherein it has been asked if the mentioned website i.e. <http://www.opchains.com/> belongs to Aakansha Infratech, in this regard we would like to explain that Aakansha Infratech is an entity which is associated with Brand name **OP Chains**, Promoter will uses/promotes its project under this brand name and hence mentioned the above website while registering its project.
3. The Point No. 3 of the letter states that the bank account is not in the project district. In this regard, we would like to state that the head of our business operations lies in Agra. The principal place of business and residence of the Promoter(s) are in Agra. The whole business is being managed and controlled by them from Agra. In order to facilitate the business processes, the accounts are being opened in Agra. If the bank accounts are present in Lucknow (being the project district), it will be difficult for the Promoter to manage day to day transaction of banks. The different location of Bank Accounts will be a hindrance in routine bank processes like deposit and withdrawal of Funds, issuing and depositing Cheques, NEFT/ RTGS, Funds transfer, Loan approval and repayment,

KYC, issuing orders to Bank, depositing of certificates for withdrawal of money, requesting account statements, Project financing, financing to allottee, issuance of Passbook and Cheque book and various other formalities or clerical tasks. The promoters being situated in Agra, can oversee all the business transactions and manage all the banking processes effectively and efficiently in Agra only. Further beside project manager none of the authorized personal resides in Lucknow Therefore, we humbly request you to allow us to maintain the Bank accounts in Agra. We assure you that we will comply with all the RERA requirements and guidelines relating to maintaining of Bank Accounts.

4. The Point No. 4 of the letter required us to provide Khatauni Extract highlighting current ownership. In this regard we would like to submit that the land on which the proposed project is being developed is not agricultural land and hence there is no record of Khatauni exist. We have submitted **Land Registry** confirming the ownership of Land which will fulfil your requirement. Further in the same query a consortium agreement or revenue sharing model were asked, in this regard we would like to inform you that we have purchased the Land by paying required stamp duty and therefore there is no revenue sharing model of any kind exist.

Hope this may suffice your requirement, we humbly request you to kindly review the same and grant us registration of the Project. We shall be highly obliged.

Yours faithfully

For **M/s. Aakansha Infratech**



Authorized Signatory

Date: 18.04.2022

Place: Agra

