

The Ghost Project: 5 Reasons Why You Should Not Invest in the **SAYA HOMES Raj Nagar Extension EOI Scam**

Every single day, hard-working Indians fall into real estate traps that wipe out their life savings. Right now, one of the biggest financial illusions is unfolding in the Delhi NCR region.

Brokers are aggressively pushing an exclusive "Pre-Launch" for a project dubbed "**Saya Homes**" in Raj Nagar Extension (near the Duhai RRTS). They are calling investors relentlessly, demanding immediate Expressions of Interest (EOIs) in the form of heavy cheques, promising priority allotment, and guaranteeing massive price appreciation.

The problem? You are being sold a ghost. The project does not legally exist.

The Agony of the Trap

Let's talk about what actually happens after you hand over that cheque for ₹8,00,000 to ₹15,00,000. You celebrate, thinking you've secured a prime property at a rock-bottom price. But weeks turn into months. **The "official launch" keeps getting delayed.**

When you ask your channel partner for the UP-RERA registration number, you get empty excuses. When you finally realize something is wrong and demand a refund, your calls go unanswered. Your hard-earned money—perhaps your retirement fund or your child's education savings—is now trapped in a black hole.

Take the case of Rahul, an IT professional from Noida. He was aggressively pitched this exact "Saya Duhai" project just last week. The broker created massive FOMO (Fear of Missing Out), claiming the inventory was 90% sold out. Rahul was ready to transfer ₹10 Lakhs from his daughter Priya's education fund. Why? Because the brand name "Saya" sounded trustworthy, and the location was prime.

Fortunately, before making the transfer, Rahul consulted a trusted real estate advisor who prioritizes long-term client protection over quick commissions. That advisor dug into the revenue records and uncovered a horrifying legal reality. If Rahul had transferred that money, it would have been locked in a bitter, multi-year legal battle with almost zero chance of a quick recovery. The mental agony, the sleepless nights, and the shattered family dreams—this is the real cost of the EOI trap.

The Unfiltered Truth: 5 Reasons to Walk Away

True wealth in real estate isn't just about making the right investments; it's about aggressively avoiding the wrong ones. In top-tier sales and advisory, the golden rule is simple: **Protect the client's capital today, and you retain them for life.** If you or anyone in your network is considering this project, here are the 5 undeniable, document-backed reasons why you must immediately walk away:

- **1. The "Builder" Does Not Own the Land** This is the most critical red flag. The land in question (specifically Khasra numbers 808, 809, 810, 814, 820, 830, 831, 832 in Village Morta) is under the exclusive legal and developmental rights of **KW Group**. They hold a legally binding Agreement for Partnership Deed. Any other entity trying to sell this land is doing so illegally. You cannot buy what the seller does not own.
- **2. A Strict High Court Stay is Active** This isn't just a minor disagreement between builders; it is a major legal dispute. The Commercial Court previously placed a Status Quo on this land, and more importantly, the Hon'ble Allahabad High Court has continued the STAY. This means any sale, transfer, or creation of third-party rights (like your EOI allotment) is a direct violation of court orders and is completely void.
- **3. A Criminal FIR Has Been Lodged (FIR No. 33/2026)** To protect their legal rights and shield innocent public investors, KW Group has gone into aggressive litigation. A formal criminal FIR has been registered against the defaulters for fraud, cheating, and criminal breach of trust. By investing here, your money enters an active police investigation and a highly disputed crime scene.
- **4. Saya Group's Official Written Denial** If the project is real, why is the builder denying it? When legally confronted, Saya Group issued an official, written reply confirming that they are NOT planning any project on this specific land. This begs the question: Are corrupt brokers simply using a reputed brand name to siphon funds from innocent buyers?
- **5. The "SAYA PROMOTERS LLP" Cheque Trap** Brokers are instructing buyers to draw their EOI cheques in favor of an entity called "SAYA PROMOTERS LLP." However, a quick check reveals that no such company or project is registered on the UP-RERA website. Handing over money to an unregistered entity for an unregistered project on highly disputed land is absolute financial suicide.

The Solution: Protect Your Capital, Secure Your Future

A true real estate professional doesn't just sell you a property and disappear. They act as your lifelong guardian in the market. They know that by saving you from a ₹10 Lakh disaster today, they earn your absolute trust for the next twenty years.

Don't let FOMO dictate your financial future. Always demand RERA registration numbers, always ask for clear land title documents, and never pay for "pre-launch EOIs" on unverified land.

Your Next Step: Real estate is one of the greatest wealth-building tools in India—but only if you have the right intel.

I want to ensure you never fall victim to these traps.