

Uttar Pradesh Real Estate Regulatory Authority (U.P. RERA)

Naveen Bhawan, Rajya Niyojan Sansthan, Kala Kankar House Old Hyderabad, Lucknow - 226007

www.up-rera.in

FORM C

REGISTRATION CERTIFICATE OF PROJECT

[The Uttar Pradesh Real Estate (Regulation and Development) Rules, 2016 – See Rule 6(1)]

This registration is granted under Section 5 of the Act to the following project under Project Registration Number-UPRERAPRJ868323/07/2024

Project Name : Atal Square
Project Address : Sector 5 Jankipuram Extension Lucknow, Lucknow, Lucknow, Lucknow Development Authority
Proposed Completion Date : 31-03-2028

Promoter Name & Address:

1. LUCKNOW DEVELOPERS 15 firm / society / company / competent authority having its registered office / principal place of business at LGF/9, Mansha Plaza, Sharda Nagar Scheme, Rajni Khand, Lucknow U.P. 226002

1. This registration is granted subject to the following conditions, namely: -

- The promoter shall enter into an agreement for sale with the allottees in the model form as prescribed by the Government; in Annexure 'A'
- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building, as the case may be, or the common areas as per Section 17;
- The promoter shall deposit seventy percent. of the amounts realised by the promoter from the allottees and all the money raised by way of project finance, in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of Section 4;
- The registration shall be valid for a period of 3 Year 8 Month 9 Days commencing from 10-07-2024 and ending with 31-03-2028 unless extended by the Authority in accordance with Section 6 read with rule 7 of the rules;
- The promoter shall comply with the provisions of the Act and the rules and the regulations made thereunder.
- The promoter shall not contravene the provisions of any other law for the time being in force in the area where project is being developed.

- The promoter shall clearly state the following in all the brochures, advertisements, promotions, application for allotment, letter of allotment and agreement to sale: • It has got the project land Commercial Plot Sector 5, Jankipuram Extension, measuring area 799.131 square meters by way of an agreement to sale executed between M/s Lucknow Developers 15 and Lucknow Development Authority on 30-05-2023 confirming upon it right to construct and book the developed units for sale to prospective buyers. • The promoter however shall have the right to execute the registered sale deed in favor of the buyers of the project only after execution of a registered sale deed of the project land in its favor by Lucknow development Authority subsequently on payment of all the pending installments along with the interest amount, if any. • The due date for payment of last installment to the Lucknow Development Authority by the promoter is 09-01-2028.

2. If the above-mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

3. The QR code given on this certificate should be included by the promoter in all advertisements across different platforms such as print, electronic, and social media along with the RERA registration number of the project and the Authority's website address. Additionally, it should also be printed in brochures, application forms, allotment letters, and BBAs etc.

4. Promoter must display the RERA registration certificate (Form-C) of the project in a photo frame of at least A4 size (12x10 inches) at their head office, site office, and project site.

Dated: 10-07-2024



Place: Lucknow

**Signature and seal of the Secretary/Authorized Officer
Real Estate Regulatory Authority**