

FORM C

[See rule 6(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Act to the following project under project registration number **UPRERAPRJ481275**

Project Name : MALIK COMMERCIAL COMPLEX

Project Address : Tehshil - Sarojini Nagar, District - Lucknow

1. KRISHAN PAL firm / society / company / competent authority having its registered office / principal place of business at 9B/69 VRINDAVAN YOJNA LUCKNOW 226029 .

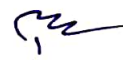
2. This registration is granted subject to the following conditions, namely:-

- (i) The Promoter shall enter into an agreement for sale with the allottees in the form to be prescribed separately;
- (ii) 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 or the common areas as per section 17;
- (iii) The promoter shall deposit seventy percent of the amounts realised by the promoter 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 the purpose as per sub clause (D) of clause (1) of sub-section (2) of section 4;
- (iv) The registration shall be valid for a period of 5 years commencing from 05-12-2023 and ending with 31-07-2028 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 read with rule 7 of the Act;
- (v) The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed;
- vii 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 plot number 11/Com-104 (Corner), Vrindavan Yojna, Lucknow (U.P.) measuring area 1302 square meters by way of an agreement to sale executed between Shri Krishna Pal and Uttar Pradesh Avas Evam Vikas Parishad (UPAVP) on 02 March 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 UPAVP 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 UPAVP by the promoter is 01 April 2028. The promoter shall however, endeavors to pay the balance installments within the permissible time and get the registered sale deed of the project land executed in its name from UPAVP prior to declare date of completion of the project that it can honor its commitments to the prospective allottees in the project.

3. 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.

Date: 05-12-2023

Place: Lucknow



Secretary/Authorized Officer, U.P. Real Estate Regulatory Authority