

**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-UPRERAPRJ414462/06/2025

**Project Name :** Abhyudaya Celestial  
**Project Address :** Group Housing No. 18 Part of Khasra No. 130 and 164, Shalimar Oneworld, Vill-Baghamau, Distt-Lucknow.  
**Village/Locality/Sector :** Baghamau Lucknow  
**Tehsil :** Lucknow  
**District/State :** Lucknow/Uttar Pradesh  
**Proposed Completion Date :** 29-04-2030

**Promoter Name & Address:**

1. ABHYUDAYA HOUSING & CONSTRUCTIONS PVT. LTD firm / society / company / competent authority having its registered office / principal place of business at 1st Floor, 1/6, Gokhale Marg, Gokhley Marg, Lucknow, Uttar Pradesh, India, 226001

**1. 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 model form as prescribed by the Government; in Annexure 'A'
  - 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, plot or building, as the case may be, or the common areas as per Section 17;
  - iii. 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 (I) of sub-section (2) of Section 4;
  - iv. The registration shall be valid for a period of 4 Year 10 Month 18 Days commencing from 17-06-2025 and ending with 29-04-2030 unless extended by the Authority in accordance with Section 6 read with rule 7 of the rules;
  - v. The promoter shall comply with the provisions of the Act and the rules and the 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 project is being developed.
    1. The promoter shall clearly state in all the brochures, advertisements, promotions, application for allotment, allotment letter, agreement for sale and proforma conveyance deed relating to this project that the project land includes an area of 195 sq.mt.(gram sabha land) (Khasra No. 130 & 164) allotted to the promoter on a lease of 30 years vide lease deed dated 24-06-2015 by the state government through Lucknow Development Authority which can be renewed for further 60 years but not more than 30 years at one time. Thus the aggregate duration of this lease can be 90 years. No construction under this project is being constructed on the lease hold land. Entire lease hold land is under "open areas" of this project. The promoter undertakes to get the lease of the land renewed as per the terms of the lease deed before the expiry of the duration of the lease.
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, the Authority's website address, Project launch Date and project collection account number. 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 preferably A3 size (11.69 x 16.54 inches) but not less than to A4 size (8.27 x 11.69 inches) at their head office, site office, and project site.
5. Promoter has to comply with the provisions of NBC 2016 and IS Codes issued by Bureau of Indian Standards for electric safety as well as the provisions of Uttar Pradesh Electricity Regulatory Commission (UPERC), as well as the provisions of digital connectivity as per NBC 2016.

**Dated:** 17-06-2025

**Place:** Lucknow



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