

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- UPRERAPRJ472129/02/2024

Project Name : SPRING GRACE

Project Address : Village Mutakkipur, Lucknow, Lucknow, Lucknow Development Authority

Proposed Completion Date : 31-12-2025

Promoter Name & Address:

1. SPRING GARDEN firm / society / company / competent authority having its registered office / principal place of business at 3rd Floor, CP 138, Viraj Khand, Gomti Nagar, Lucknow, Uttar Pradesh - 226010
2. APARNA AGARWAL firm / society / company / competent authority having its registered office / principal place of business at 187, Mohibullapur Sitapur Road, Near Tari Khana crossing, Paltan Chawni, Diguriya, Lucknow-226020 Uttar Pradesh
3. BHUPENDRA AGARWAL firm / society / company / competent authority having its registered office / principal place of business at 187, Bhagwati Industries Compound, Mohibullapur Sitapur Road, Near Tari Khana crossing, Diguriya, Lucknow-226020
4. KAMLA AGARWAL firm / society / company / competent authority having its registered office / principal place of business at Sitapur road, near Tadi Khana Railway Crossing, Gauri Food Paltan Chawani, Mohibullapur, Diguria, Lucknow, Uttar Pradesh-226020
5. RAGHAV AGARWAL firm / society / company / competent authority having its registered office / principal place of business at Sitapur Road, Near Tadi Khana, Railway Crossing, Gauri Food Paltan Chawni, Mohibullapur, Lucknow-226020
6. RAM AUTAR AGARWAL firm / society / company / competent authority having its registered office / principal place of business at Gauri Foods, Sitapur road, near Tadi Khana Crossing, Mohibullapur, Nirala Nagar, Lucknow-226020 Uttar Pradesh

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 (1) of sub-section (2) of Section 4;
- iv. The registration shall be valid for a period of 1 Year 10 Month 22 Days commencing from 23-02-2024 and ending with 31-12-2025 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.

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.

Dated: 23-02-2024



Place: Lucknow

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