

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-UPRERAPRJ677887/10/2024

Project Name : ACE HANEI
Project Address : PLOT NO GH-05, SECTOR 12, GREATER NOIDA
Village/Locality/Sector : SECTOR 12, GREATER NOIDA
Tehsil : Gautam Buddha Nagar
District/State : Gautam Buddha Nagar/Uttar Pradesh
Proposed Completion Date : 30-10-2028

Promoter Name & Address:

1. LA BUILDTECH PRIVATE LIMITED firm / society / company / competent authority having its registered office / principal place of business at PLOT NO. GH-5 ,SECTOR-12, GREATER NOIDA ,GAUTAM BUDH NAGAR(U.P)

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 4 Year 0 Month 11 Days commencing from 11-10-2024 and ending with 30-10-2028 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 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 Plot No. GH-05, SECTOR 12, GREATER NOIDA, Uttar Pradesh, measuring area 26000.00 square meters by way of an Lease agreement executed between M/s LA BUILDTECH PRIVATE LIMITED and Greater Noida industrial Development Authority on 06-02-2015 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 conveyance deed in favor of the buyers of the project only after execution of a registered conveyance deed of the project land in its favor by Greater Noida Industrial 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 Uttar Pradesh Greater Noida by the promoter is 15-05-2027. The promoter shall however, endeavors to pay the installments within the permissible time and get the registered conveyance deed of the project land executed in its name from Greater Noida Industrial Development Authority prior to declare date of completion of the project i.e. 30-10-2028 so that it can honor its commitments to the prospective allottees in the project.

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 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).

Dated: 11-10-2024

Place: Lucknow



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