

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
UPRERAPRJ324723

Project Name : HAPPY MART

Project Address : Tehshil - Ghaziabad, District - Ghaziabad

**1. HIRNOT GROUP firm / society / company / competent authority having its registered office / principal place of business at
PLOT NO. CS-3A, SHOPPING COMPLEX, SWARN JAYANTI PURAM, GHAZIABAD .**

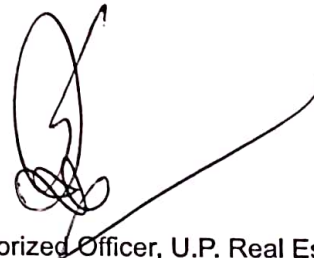
2. This registration is granted subject to the following conditions, namely:-

- (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 07-07-2023 and ending with 12-04-2028 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 the agreement for sale: a. It has got the project land Plot No. CS-3-A, Swarnajyantipuram Ghaziabad admeasuring 1894.85 square meters by way of an 'agreement to sell' executed between M/S Hirnot Group (Partner) Shri Rinkesh Tyagi and Ghaziabad Development Authority on 12-08-2022 conferring upon it right to construct and book the developed units for sale to prospective buyers. b. The Promoter, however, shall have the right to execute the registered sale deed in favour of the buyers of the project only after execution of a registered sale deed of the project land in its favour by the GDA subsequent on payment of all the pending instalments along with interest amount, if any. c. The due date for payment of last instalment to the GDA by the promoter is 30-06-2029. The Promoter shall, however, endeavour to pay the balance instalments within the permissible time and get the registered sale deed of the project land executed in its name from GDA prior to declared date of completion of the project so that it can honour 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: 07-07-2023

Place: Lucknow



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