

FORM 'A'

[See rule 3(2)]

APPLICATION FOR REGISTRATION OF PROJECT

To

The Real Estate Regulatory Authority

Reg No - UPRERAPRJ 8641

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Sector 13, Vrindavan Yojna Tehsil Lucknow/Sarojini Nagar District Lucknow State Uttar Pradesh.

1. The requisite particulars are as under:-

- (i) Status of the applicant, whether individual / company / proprietorship firm / societies / partnership firm / competent authority;
- (ii) In case of individual –
- (a) Name - NA
- (b) Father's Name - NA
- (c) Occupation - NA
- (d) Permanent address - NA
- (e) Photograph - NA

OR

In case of firm / societies / trust / companies / limited liability partnership / competent authority -

- (a) Name - U.P. Awas Evam Vikas Parishad
- (b) Address - 104, Mahatma Gandhi Marg Lucknow
- (c) Copy of registration certificate
- (d) Main objects
- (e) Name, photograph and address of chairman of the governing body / partners / directors etc.
- (iii) PAN No - AAAJU0103A
- (iv) Name and address of the bank or banker with which account in terms of section 4 -

(i)(D) of the Act will be maintained Punjab National Bank, B-Block Indira Nagar Lucknow.

- (v) Details of project land held by the applicant - Acquired by U.P. Awas Evam Vikas Parishad
- (vi) brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.

(vii) Agency to take up external development works - Self Development;

(viii) Registration fee by way of,

for an

amount of 22000.00


Rs. 22000.00 calculated as per sub-rule (3) of rule 3;

(ix) Any other information the applicant may like to furnish. 2. I/we enclose the following documents in triplicate, namely:- Nil

- (i) authenticated copy of the PAN card of the promoter;
- (ii) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years;
- (iii) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person;
- (iv) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details;
- (v) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed;
- (vi) an authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases;
- (vii) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority;
- (viii) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy;
- (ix) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project;
- (x) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees;
- (xi) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any;
- (xii) the number and areas of garage for sale in the project;
- (xiii) the number of open parking areas available in the real estate project;
- (xiv) the names and addresses of his real estate agents, if any, for the proposed project;
- (xv) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project;
- (xvi) a declaration in FORM 'B'.

2. I/We solemnly affirm and declare that the particulars given in herein are correct to my/our knowledge and belief.

Dated: 20-7-18
Place: Lucknow


Yours faithfully,
Signature and seal of the applicant(s)

FORM B
[See rule 3(4)]

Reg No UPRERA PRJ 8641

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr./Ms. UPAVP promoter of the proposed project/ duly authorized
by the promoter of the proposed project, vide its/his/their authorization dated

I, promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby
solemnly declare, undertake and state as under:

1. That promoter have / has a legal title to the land on which the development of the project is
proposed

OR

N/A have/has a legal title to the land on which the development of the
proposed project is to be carried out

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement
between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.

OR

That details of encumbrances nil including details of any rights, title, interest
or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed by me/promoter is 48 months
4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the
allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled
bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in
proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an
architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage
of completion of the project.
7. That promoter shall get the accounts audited within six months after the end of every financial
year by a chartered accountant in practice, and shall produce a statement of accounts duly certified
and signed by such chartered accountant and it shall be verified during the audit that the amounts
collected for a particular project have been utilised for the project and the withdrawal has been in
compliance with the proportion to the percentage of completion of the project.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

[Handwritten Signature]
Deponent

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at _____ on this day of _____

[Handwritten Signature]
Deponent