



To,
The Secretary,
Uttar Pradesh Real Estate Regulatory Authority,
Naveen Bhavan, Rajya Niyojan Sansthan, Kalakankar House,
Old Hyderabad, Lucknow - 226007

Date: 22.11.2023

Dear Sir/Ma'am,

Sub: Reply Letter for the Observations received dated 20th November, 2023

With reference to the Observations received from your good self vide letter no 2011231/UP-RERA/PARLPANJI./2023-24 dated 20th November, 2023 regarding registration of project "SPRING GRACE" of our firm M/s Spring Garden.

In context to the same, please find below our point wise reply:-

S. No	Observations	Reply
1.	In the promoters' details, Balance sheet of preceding year (FY 2022-23) and ITR of AY 2023-24 are not uploaded.	Please refer page 12, 13 and 14 for ITR and Balance of Sheet of FY 2022-23 under the head "Upload Documents" and tab "Other Plan (If any)"
2.	In the basic details of the project, the address along with the village/locality/sector of the project are not filled.	The project "SPRING GRACE", is located at IIM road, Village-Mutakkipur, Pragana Tehsil & District Lucknow-226013. The required changes have been made under the basic details of the project tab.

For SPRING GARDEN

Gals.

PARTNER

<p>3.</p>	<p>The names of the separate bank account is not as per RERA guidelines. Refer to the circular dated 24 December 2020 (available under Circular & Notices on the UP RERA website) The titles of the bank account shall be as per the guidelines of the circular. (for example: if the name of the promoter is ABC Ltd and the name of the project is XYZ then the name of the transaction account shall be "ABC transaction account for XYZ). Also, upload a standing instruction given by the promoter to the bank instructing the bank to auto transfer the amount received in the collection account in the ratio of 70:30 wherein the 70% amount is auto-transferred to the separate account and 30% is auto-transferred to the transaction bank account.</p>	<p>The name of the transaction bank account is as per the circular dated 24th December, 2020.</p> <p>Promoter name is M/s Spring Garden and the project name is Spring Grace.</p> <p>So, bank account name as per guidelines should be:</p> <p>[Name of Promoter] Collection Account for [Name of project]</p> <p>[Name of Promoter] Separate Remittance Bank Account for [Name of project]</p> <p>[Name of Promoter] RERA Transaction account for [Name of project]</p> <p>Accordingly, the bank account names are:</p> <p>Spring Garden Collection Account for Spring Grace.</p> <p>Spring Garden Separate Remittance Bank Account for Spring Grace.</p> <p>Spring Garden RERA Transaction account for Spring Grace.</p> <p>Also, standing instructions issued by the bank that all amount received in Collection amount will automatically be transferred to RERA remittance account and RERA transaction account in the ratio of 70:30 is uploaded under the head "Project Bank Details" tab "Collection Account details of the project" attachment under "Upload Standing Instructions to transfer not less</p>
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For SPRING GARDEN

Gale,

PARTNER

		than 70% to Project Separate Account"
4.	The documents viz. project specifications, proforma of agreement to sale, and Superimposed Sajra Plan (after superimposing the project layout on Sajra Plan) are not uploaded.	The Proforma of agreement to sale was attached under the tab "Proforma of Conveyance Deed". However, it is NOW revised and attached under the new head " Proforma of Agreement for Sale ". Also, Project Specifications and Superimposed Sajra Plan is attached under the head " Development Work Plan "
5.	The sale deeds uploaded viz. Registry No. 286 and Registry No. 5357, are not opening. Re-upload the above-mentioned sale deeds. Also, upload the khatauni of all khasra numbers after highlighting the khasra no. and ownership on the same.	Registry No. 286 and Registry No. 5357 are re-attached. Aso, Khasra Khautani of all Khasra are attached under the tab " Land Details ".

All the observations marked by your good self have been rectified. Therefore, you are requested to kindly issue us Certificate of Registration as soon as possible.

Thanking You.

For M/s Spring Garden

For SPRING GARDEN



PARTNER

Jay Ram Jalan

Partner



CP 138, 3rd Floor, Viraj Khand,
Gomti Nagar, Lucknow-226010, India



+91 9235606063, +91 9235606080



contact@springgarden.in,
springdevelopers@yahoo.in

Declaration for Authorized Signatory

We partner of M/s **SPRING GARDEN** do hereby jointly affirm and declare that **Mr. Jay Ram Jalan**, partner of the firm M/s **SPRING GARDEN**, shall be authorized to act as authorized signatory for filling the application for RERA Registration on behalf of our firm. He is also be authorized to sign all the necessary applications; undertakings and such other documents as may be necessary for RERA Registration on behalf of the firm.

All actions done by partners in relation to this business will be binding on firm.

For M/s Spring Garden
For **SPRING GARDEN**


PARTNER

Mr. Jay Ram Jalan
(Partner)

For M/s Spring Garden
For **SPRING GARDEN**


PARTNER

Mr. Ashutosh Khare
(Partner)

Place: Lucknow

Dated: 23.10.2023



उत्तर प्रदेश UTTAR PRADESH

AFFIDAVIT

I, Arjun Agarwal, S/o Shri Bhupendra Agarwal in the capacity of being authorized person of consortium member and being Promoter of the proposed project "Spring Grace" situated at Village-Mutakkipur, Tehsil & District Lucknow do hereby solemnly declare, undertake and state as under:

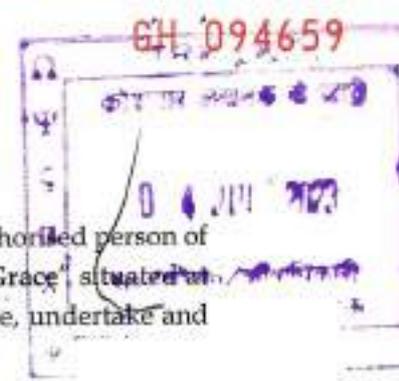
1. That no booking or sale has been done for the proposed project i.e Spring Grace till date.
2. That no other project is registered in RERA on the lands bearing Khasra No. 256,257,290,291,292, 294, 295, 304, 301,300, & 303 Village- Mutakkipur, Tehsil & District Lucknow.
3. That no advertisement has been made for the proposed project till date.

Arjun Ag
Deponent

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.
Verified on this 23.10.2023 at Lucknow.

Arjun Ag
Deponent



ग्राम संख्या 692 22/07/23

स्टाम्प डिपॉजिट की तिथि

स्टाम्प ग्राम का प्रमाण

स्टाम्प प्रोता का नाम

श्री

अजुन अग्रवाल व भूपेन्द्र अग्रवाल

स्टाम्प की धारकता 1000

निकलाने के लिए

सहायक निरीक्षक

सहायक निरीक्षक, बलाना
साइकेल की अवधि 31-03-2022

ल



उत्तर प्रदेश UTTAR PRADESH

GH 094646

AFFIDAVIT

I, Jay Ram Jalan, in the capacity of being partner of M/s Spring Garden, Partnership Firm being Promoter of the proposed project "Spring Grace" situated at Village-Mutakkipur, Tehsil & District Lucknow do hereby solemnly declare, undertake and state as under:

1. That no booking or sale has been done for the proposed project i.e Spring Grace till date.
2. That no other project is registered in RERA on the lands bearing Khasra No. 256,257,290,291,292, 294, 295, 304, 301,300, & 303 Village- Mutakkipur, Tehsil & District Lucknow.
3. That no advertisement has been made for the proposed project till date.

For SPRING GARDEN

Salu Deponent
PARTNER

Verification

I, the deponent above, do here by verify the contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified on this 23.10.2023 at Lucknow.

For SPRING GARDEN

Salu
PARTNER

Kartikay Kumar Singh
Advocate
NOTARY
Lucknow, INDIA
Date 23/10/2023



उत्तर प्रदेश UTTAR PRADESH

GH 094650

FORM 'B'
[See rule 3(4)]

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 Mrs. Ananya Agarwal, D/o Late Neeraj Agarwal & W/o Divian Agarwal, R/o Gobind Niwas, Near Dr. Umar Begumganj, Nawabganj, Barabanki, Uttar Pradesh-225001 promoter of the proposed project "SPRING GRACE".

I, Mrs. Ananya Agarwal, promoter of the proposed project "SPRING GRACE" do hereby solemnly declare, undertake and state as under:

1. That, I, Consortium member of the proposed project "SPRING GRACE" have a legal title to the land on which the development of project is to be carried out and a legal 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.

Kartikay Kumar Singh
Advocate

NOTARY
LUCKNOW (U.P.) INDIA

Date..... 23/10/2012

Ananya

कम संख्या 608
रदाय विषय की तिथि 22/8/23
रदाय प्रय की प्रवृत्ति
रदाय कौशल का मापन सूचकांक
रदाय की धारणा 100

अन-ग्रा आश्रयाल 0% नील आश्रयाल

विषयसूचक संख्या
रदाय की तिथि
रदाय का मापन सूचकांक
रदाय की धारणा

रदाय की धारणा
रदाय का मापन सूचकांक
रदाय की तिथि

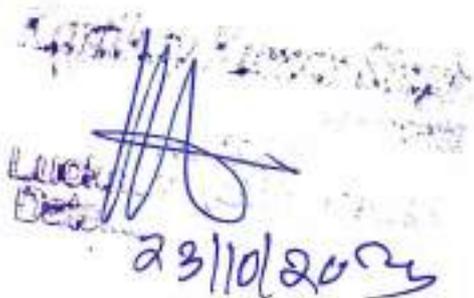
3. That the time period within which the project shall be completed by promoter will be from 22.10.2023 to 31.12.2025.
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained 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 I, 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, I shall take all the pending approvals on time, from the competent authorities.
9. That, I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I 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.


Deponent

Verification

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

Verified by me at on this 23rd October 2023 at Lucknow.


LUCKNOW
23/10/2023


Deponent

I know and identify the deponent who has signed this T.I. before me

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उत्तर प्रदेश UTTAR PRADESH

GH 094654

FORM 'B'
[See rule 3(4)]

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 Mrs. Aparna Agarwal, W/o Late Neeraj Agarwal, R/o 187, Mohibullapur, Sitapur Road, Near Tadi Khana Crossing, Paltan Chawni, Lucknow, Diguria, Lucknow, U.P.-226020 promoter of the proposed project "SPRING GRACE".

I, Mrs. Aparna Agarwal, promoter of the proposed project "SPRING GRACE" do hereby solemnly declare, undertake and state as under:

1. That, I, Consortium member of the proposed project "SPRING GRACE" have a legal title to the land on which the development of project is to be carried out and a legal 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.

Kartikay Kumar Singh
Advocate
Lucknow (U.P.) INDIA
Date: 23/10/2024

Aparna

क्रमा संख्या

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स्टाम्प विक्रय का तिथि

23/08/23

स्टाम्प का मूल्य

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स्टाम्प का प्रकार

अपना आवास वीरज कापाल

स्टाम्प की पहचान

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लखनऊ

सं. 21-03-2023

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3. That the time period within which the project shall be completed by promoter will be from 22.10.2023 to 31.12.2025.
4. That seventy per cent of the amounts realized 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 I 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, I shall take all the pending approvals on time, from the competent authorities.
9. That, I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I 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.


Deponent

Verification

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

Verified by me at on this 23rd October 2023 at Lucknow.


23/10/2023


Deponent

I have read and identify the deponent who
is deponent in the affidavit



उत्तर प्रदेश NOTAR PRADESH



FORM 'B'
[See rule3(4)]

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. Arjun Agarwal, S/o Mr. Bhupendra Agarwal, R/o 187, Mohibullapur, Sitapur Road, Near Tadi Khana Crossing, Paltan Chhawani, Diguria, Lucknow, Diguria, U.P.-226020 promoter of the proposed project "SPRING GRACE".

I, Mr. Arjun Agarwal, promoter of the proposed project "SPRING GRACE" do hereby solemnly declare, undertake and state as under;

1. That, I, Consortium member of the proposed project "SPRING GRACE" have a legal title to the land on which the development of project is to be carried out and a legal 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.

[Handwritten signature and date]
28/10/2020

[Handwritten signature: Arjun Ag]

कम संख्या 695 22/07/2023

स्टाम्प विभाग की छवि

स्टाम्प शीट का क्रमांक

स्टाम्प शीट का मूल्य

स्टाम्प की अवधि

अर्जुन कुमार & ब्रूकेट आग्रवाल

विद्युत नगर
काठमांडू-११५

कार्यालय का समय सत्रह बजे तक
साइबर सेवा का अवधि 31-03-2023



3. That the time period within which the project shall be completed by promoter will be from 22/10/2023 to 31/12/2025.
4. That seventy per cent of the amounts realized 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 I, 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, I shall take all the pending approvals on time, from the competent authorities.
9. That, I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I 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.

Ajmer Aj
Deponent

Verification

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

Verified by me at on this 23rd October 2023 at Lucknow.

Kartikay Kumar Singh
Advocate

NOTARY
Lucknow (U.P.) INDIA
Date: *23/10/2023*

Ajmer Aj
Deponent

I know and identify the deponent who
has signed/put T.I. before me

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उत्तर प्रदेश UTAR PRADESH

GH 094656

FORM 'B'
[See rule3(4)]

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. Bhupendra Agarwal, S/o Mr. Ram Avtar Agarwal, R/o 187, Bhagwati Industries Compound, Mohibullapur, Sitapur Road, Near Tadi Khana Crossing, Mohibullapur, Lucknow, Diguria, U.P.-226020 promoter of the proposed project "SPRING GRACE".

I, Mr. Bhupendra Agarwal, promoter of the proposed project "SPRING GRACE" do hereby solemnly declare, undertake and state as under:

1. That, I, Consortium member of the proposed project "SPRING GRACE" have a legal title to the land on which the development of project is to be carried out and a legal 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.

Cartikay Kumar Singh
Advocate
LUCKNOW
Date: 23/10/2024

क्रमा संख्या 694- 22/07/23

स्टाम्प विक्रय की तिथि

स्टाम्प क्रय का प्रमाण

स्टाम्प प्रोता का क्रमांक

अपेक्षित कारण व एम अथवा कायदा कायदा

स्टाम्प की प्रमाणित 100

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लाहौर का दिनांक 22-03-2023

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3. That the time period within which the project shall be completed by promoter will be from 22.10.2023 to 31.12.2025.
4. That seventy per cent of the amounts realized 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 I 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I shall take all the pending approvals on time, from the competent authorities.
9. That, I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I 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.


Deponent

Verification

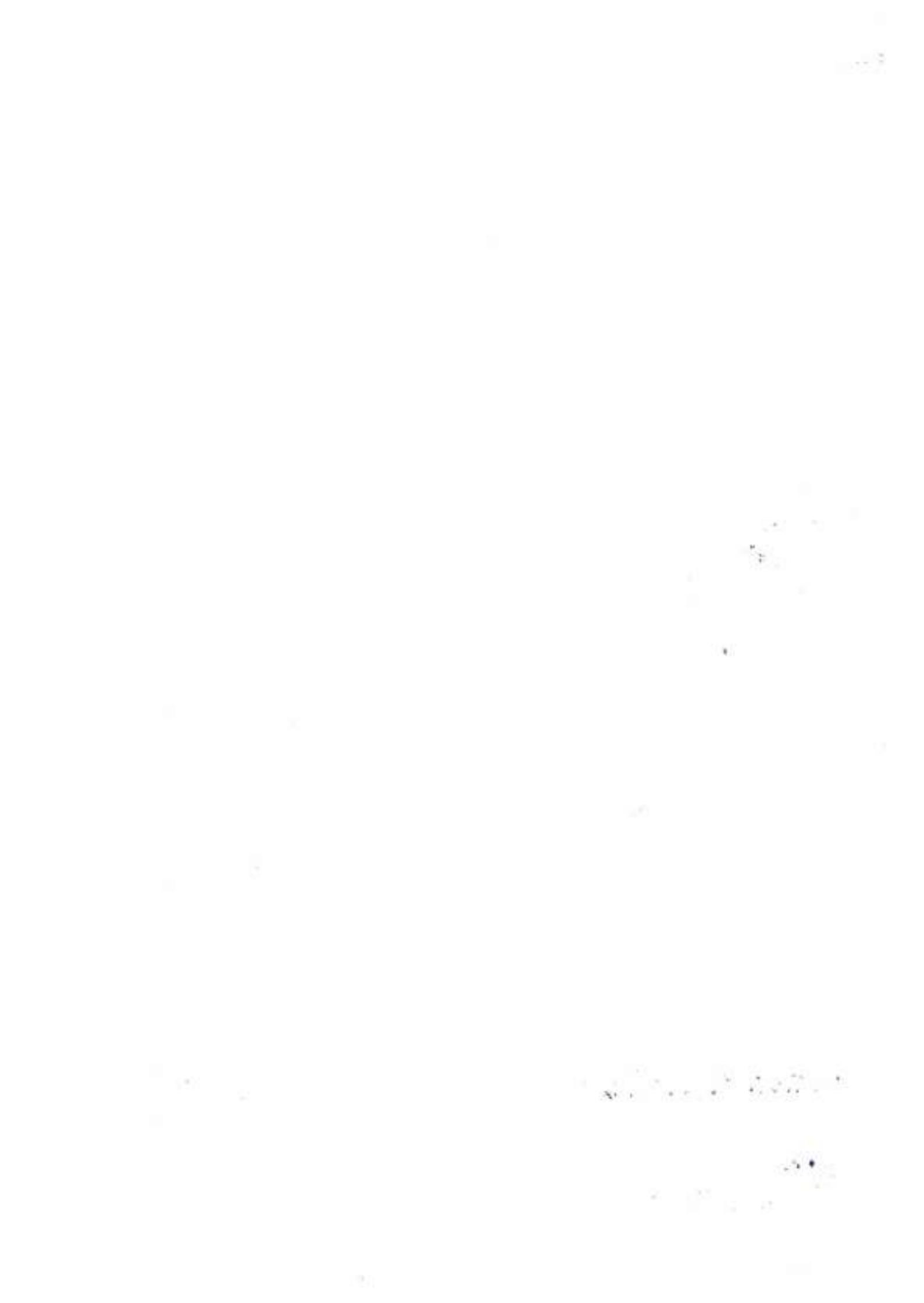
The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at on this 23rd October 2023 at Lucknow.


Kartikay Kumar Singh
Advocate

NOTARY
LUCKNOW (U.P.) INDIA
Date... 23/10/23


Deponent





GH 262991

FORM 'B'
[See rule3(4)]

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. Jay Ram Jalan, S/o Late K.N. Jalan, R/o 4/48, Sector-4, Gomti Nagar Extension, Behind Shipra Apartment, Gomti Nagar, Lucknow duly authorized by the promoter "Spring Garden" of the proposed project "SPRING GRACE", vide its authorization letter dated 23.10.2023.

I, Jay Ram Jalan, duly authorized by the promoter "Spring Garden" of the proposed project "SPRING GRACE" do hereby solemnly declare, undertake and state as under:

1. Mr. Arjun Agarwal, Mr. Bhupendra Agarwal, Mrs. Aparna Agarwal, Mr. Raghav Agarwal, Mrs. Ananya Agarwal, Mr. Ram Autar Agarwal, & Mrs. Kamla Agarwal Consortium members of the proposed project "SPRING GRACE" have a legal title to the land on which the development of project is to be carried out and a legal 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.

Kartikay Kumar Singh
Advocate
NOTARY
Lucknow (U.P.) India
Date: 25/10/2023

Gale
PARTNER

क्रमांक 3579 दिनांक 21/10/2023

स्थापक संस्था का नाम राजकीय विद्यापीठ

स्थापक संस्था का पता

स्थापक संस्था का नाम राजकीय विद्यापीठ

राजकीय विद्यापीठ

सदर

स्थापक संस्था का नाम राजकीय विद्यापीठ

अनुसूची संख्या 286

अनुसूची संख्या 31-03-202

सदर लखनऊ

2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by promoter will be from 22/10/2023 to 31/12/2025.
4. That seventy per cent of the amounts realized 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 the 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That promoter shall take all the pending approvals on time, from the competent authorities.
9. That promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That 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.

For SPRING GARDEN
Gale
Deponent
PARTNER

Verification

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

Verified by me at on this 23rd October 2023 at Lucknow.

For SPRING GARDEN
Gale
Deponent
PARTNER

Kartikay Kumar Singh
Advocate
NOTARY
Lucknow (U.P.) India
Date: 25/10/2023

I know and identify the deponent who
has signed/put T.I. before me

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that every entry, no matter how small, should be recorded to ensure the integrity of the financial data. This includes not only sales and purchases but also expenses and income.

In the second section, the author provides a detailed breakdown of the monthly financial statements. This includes a balance sheet, an income statement, and a cash flow statement. Each statement is accompanied by a clear explanation of the figures and the underlying transactions.

The third section focuses on the analysis of the financial data. It identifies trends, such as increasing sales and decreasing expenses, and discusses the implications of these trends for the business's overall performance. The author also highlights areas where improvements can be made to optimize financial health.

Finally, the document concludes with a summary of the key findings and recommendations. It stresses the need for continued monitoring and reporting to ensure long-term success and financial stability.



GH 094648

FORM 'B'
[See rule 3(4)]

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 Mrs. Kamla Agarwal, W/o Mr. Ramavtar Agarwal, R/o Sitapur Road, Near Tadi Khana, Railway Crossing, Gauri Foods Paltan Chawni, Mohibullapur, Diguria, Lucknow, U.P.-226020 promoter of the proposed project "SPRING GRACE".

I, Mrs. Kamla Agarwal, promoter of the proposed project "SPRING GRACE" do hereby solemnly declare, undertake and state as under:

1. That, I, Consortium member of the proposed project "SPRING GRACE" have a legal title to the land on which the development of project is to be carried out and a legal 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.

Kartikay Kumar Singh
Advocate

NOTARY
Lucknow, U.P., INDIA
Date 23/10/2023

23/10/2023

क्रम संख्या 686
रदाभ्य विषय की तिथि 27/08/23

रदाभ्य विषय का प्रस्ताव
रदाभ्य प्रोग्राम का नाम व प्लान
कानना आस्पताल व ग्रुपस आस्पताल

रदाभ्य की धरणाति 102

विभागाध्यक्ष
कानना आस्पताल
कानना नगर, अखिल
वाराणसी का अक्षांश 31-03-2023

कानना आस्पताल व ग्रुपस आस्पताल

402

3. That the time period within which the project shall be completed by promoter will be from 22/10/2023 to 31/12/2025.
4. That seventy per cent of the amounts realized 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 I 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I shall take all the pending approvals on time, from the competent authorities.
9. That, I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I 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.

मनमोहन शर्मा

Deponent

Verification

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

Verified by me at on this 23rd October 2023 at Lucknow.

मनमोहन शर्मा

Deponent

मनमोहन शर्मा
23/10/2023



उत्तर प्रदेश UTTAR PRADESH

GH 094652

FORM 'B'
[See rule3(4)]

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. Raghav Agarwal, S/o Late Neeraj Agarwal, R/o Sitapur Road, Near Tadi Khana Railway Crossing, Gauri Food, Paltan Chhawani, Mohibullapur, Lucknow, U.P.-226020 promoter of the proposed project "SPRING GRACE".

I, Mr. Raghav Agarwal, promoter of the proposed project "SPRING GRACE" do hereby solemnly declare, undertake and state as under:

1. That, I, Consortium member of the proposed project "SPRING GRACE" have a legal title to the land on which the development of project is to be carried out and a legal 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.

Kartikay Kumar Singh
Advocate

NOTARY
Lucknow (U.P.) INDIA

Date: 28/10/20 22

क्रम संख्या 690
स्टाम्प विक्रय की तिथि 22/07/23

स्टाम्प क्रय का प्रयोजन
स्टाम्प प्रेता का नाम व पता राधव आगल & नील आगल

स्टाम्प की पगसि 100

पिबारा मुनार
पिन कोड-536
संयुक्त नगर, लखनऊ
लाइसेंस नं. 21-03-2020



3. That the time period within which the project shall be completed by promoter will be from 22.10.2023 to 31.12.2025.
4. That seventy per cent of the amounts realized 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 I, 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I shall take all the pending approvals on time, from the competent authorities.
9. That, I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I 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.


Deponent

Verification

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

Verified by me at on this 23rd October 2023 at Lucknow.

Kartikay Kumar Singh
Advocate
NOTARY
LUCKNOW (U.P.) INDIA
Date..... 23/10/2023


Deponent

I know and identify the deponent who
was signed/put T.I. before me



Number of people vaccinated

10,000,000

5,000,000

0

1st February

1st March

1st April

Number of people

10,000,000

5,000,000

0

1st February

1st March

1st April

Date



उत्तर प्रदेश UTTAR PRADESH

FORM 'B'
[See rule 3(4)]

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. Ram Autar Agarwal, S/o Late Chiman Lal Agarwal, R/o Gauri Foods, Sitapur Road, Near Tadi Khana, Mohibullapur, Nirala Nagar, Lucknow, U.P.-226020 promoter of the proposed project "SPRING GRACE".

I, Mr. Ram Autar Agarwal, promoter of the proposed project "SPRING GRACE" do hereby solemnly declare, undertake and state as under:

1. That, I, Consortium member of the proposed project "SPRING GRACE" have a legal title to the land on which the development of project is to be carried out and a legal 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.

Ram Autar Agarwal

23/10/2024

क्रमा संख्या 699
स्थाप दिनांक 23/08/23

स्थाप क्षेत्र
स्थाप प्रदेश
स्थाप को

श्री अवर अध्यापक 5/6 विद्यालय
राजम

31-03-2023

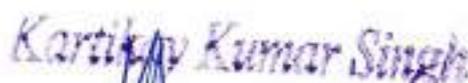
3. That the time period within which the project shall be completed by promoter will be from 22.10.2023 to 31.12.2025.
4. That seventy per cent of the amounts realized by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained 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 I 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 utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I shall take all the pending approvals on time, from the competent authorities.
9. That I have furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I 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.


Deponent

Verification

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

Verified by me at on this 23rd october 2023 at Lucknow.


Kartik Kumar Singh
Advocate
NOTARY
LUCKNOW (U.P.) INDIA
Date: 23/10/2023


Deponent

10

10