

**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](http://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-UPRERAPRJ460592/05/2024

**Project Name :** Marbella GH18  
**Project Address :** Baghamau,Lucknow,Lucknow,Lucknow Development Authority  
**Proposed Completion Date :** 20-02-2029

**Promoter Name & Address:**

1. M/S ANS DEVELOPERS PRIVATE LIMITED(M/S SHALIMAR LAKECITY PRIVATE LIMITED) firm / society / company / competent authority having its registered office / principal place of business at 11th floor, Shalimar Titanium Vibhuti Khand Gomti Nagar Lucknow-226010 UP India

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 (I) of sub-section (2) of Section 4;
- iv. The registration shall be valid for a period of 4 Year 8 Month 9 Days commencing from 30-05-2024 and ending with 20-02-2029 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 in all the brochures, advertisements, promotions, application for allotment, allotment letter, agreement for sale and proforma conveyance deed relating to this project that the project land includes an area of 420 sq.mt. (Khasra No. 165 & 170) allotted to the promoter on a lease of 30 years vide lease deed dated 24-06-2015 by the state government through Lucknow Development Authority which can be renewed for further 60 years but not more than 30 years at one time. Thus the aggregate duration of this lease can be 90 years. No construction under this project is being constructed on the lease hold land. Entire lease hold land is under "open areas" of this project. The promoter undertakes to get the lease of the land renewed as per the terms of the lease deed before the expiry of the duration of the lease.

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 and the Authority's website address. Additionally, it should also be printed in brochures, application forms, allotment letters, and BBAs etc.

**Dated:** 30-05-2024



**Place:** Lucknow

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