

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
UPRERAPRJ707640

Project Name : Valencia County East GH-18

Project Address : Tehshil - Lucknow, District - Lucknow

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 .

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 4 years commencing from 03-12-2022 and ending with 20-10-2026 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 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 1700 sq.mt. (Khasra No. 143[kha]) 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 villa 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.

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:03-12-2022

Place:Lucknow



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