

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-UPRERAPRJ911971/09/2024

Project Name : Nilansh Celeste
Project Address : Part of Plot no. 4, Mill Road, Aishbagh, Lucknow
Village/Locality/Sector : Aishbagh, Lucknow
Tehsil : Lucknow
District/State : Lucknow/Uttar Pradesh
Proposed Completion Date : 28-07-2029

Promoter Name & Address:

1. NSSN INFRA PRIVATE LIMITED firm / society / company / competent authority having its registered office / principal place of business at PINKI APARTMENT, 93-N DALIBAGH, LUCKNOW, UTTAR PRADESH, INDIA-226001

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 (1) of sub-section (2) of Section 4;
- iv. The registration shall be valid for a period of 4 Year 9 Month 2 Days commencing from 30-09-2024 and ending with 28-07-2029 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 the following in all the brochures, advertisements, promotions, application for allotment, letter of allotment and agreement to sale: • It has got the project land Plot number Plot No. 4, Mill Road, Aishbag, Lucknow, measuring area 31379 square meters by way of lease deed executed between M/s NSSN Infra Private Limited and Rail Land Development Authority on 28-03-2023 confirming upon it right to construct and book the developed units for sub lease to prospective buyers. • The promoter however shall have the right to execute the registered conveyance deed in favor of the buyers of the project only after execution of a registered conveyance deed of the project land in its favor by Rail Land Development Authority subsequently on payment of all the pending installments along with the interest amount. • The due date for payment of last installment to the Rail Land Development Authority by the promoter is 02-05-2025. The promoter shall however, endeavors to pay the installments within the permissible time and get the registered conveyance deed of the project land executed in its name from Rail Land Development Authority prior to declare date of completion of the project i.e. 28-07-2029, so that it can honor its commitments to the prospective allottees in the project.

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

4. Promoter must display the RERA registration certificate (Form-C) of the project in a photo frame of preferably A3 size (11.69 x 16.54 inches) but not less than to A4 size (8.27 x 11.69 inches) at their head office, site office, and project site.

5. Promoter has to comply with the provisions of IS Codes issued by Bureau of Indian Standards for electric safety as well as the provisions of Uttar Pradesh Electricity Regulatory Commission (UPERC).

Dated: 30-09-2024



Place: Lucknow

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