

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

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-UPRERAPRJ770923/05/2024

Project Name : Migsun Nehru Place 1
Project Address : TZ 06, Gautam Buddha Nagar, Gautam Buddha Nagar, Greater Noida Authority
Proposed Completion Date : 10-10-2028

Promoter Name & Address:

1. ANSAL IT CITY & PARKS LIMITED firm / society / company / competent authority having its registered office / principal place of business at 201, Nirmal Towers Barakhamba Road NA Delhi New Delhi
2. MAHALUXMI BUILDTECH LIMITED firm / society / company / competent authority having its registered office / principal place of business at C1/C2, MAHALUXMI METRO TOWER, SECTOR 4, VAISHALI, GHAZIABAD.
3. MAHALUXMI INFRAHOME PVT LTD firm / society / company / competent authority having its registered office / principal place of business at 305, Nirmal Towers, Bara Khamba Road, New Delhi 110001

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 (l) of sub-section (2) of Section 4;
- iv. The registration shall be valid for a period of 4 Year 5 Month 21 Days commencing from 01-05-2024 and ending with 10-10-2028 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.

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: 01-05-2024



Place: Lucknow

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