

FORM A [See rule 3 (2)]
APPLICATION FOR REGISTRATION OF PROJECT

To,
The Real Estate Regulatory Authority, UP,

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Gata No.-31, Village - Mauthari, Tehsil- Nawabganj, District- Barabanki, State-Uttar Pradesh.

1. The requisite particulars are as under:-

- (I) Status of the applicant, whether ~~individual/company/ proprietorship firm/ societies/ partnership firm/ competent authority / LLP~~ (Limited liability Partnership)
- (II) In case of ~~firm/societies/trust/companies/limited liability partnership / competent authority~~:
 - (a) Name: MAXMIRACLE BUILD CARE LLP
 - (b) Address: First Floor (1/2), A.C. Tower, 4, Surendra Nagar, Lucknow-226016, Uttar Pradesh,
 - (c) Copy of registration certificate: Attached
 - (d) Main objects: As per LLP Agreement
 - (e) Name, photograph and address of chairman of the governing body/partners/directors etc.
- (III) PAN No. : ABJFM1870A
- (IV) Name and address of the bank or banker with which account in terms of Section 4 (2) (1) (D) of the Act will be maintained;
- (V) Details of project land held by the applicant: Agricultural land purchased from farmer by Applicant on 01.02.2021. The land use has been changed vide Order dated 08.09.2021 passed by SDM, Tehsil-Nawabganj, District-Barabanki.

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- (VI) Brief details of the projects launched by the promoter in the last five years, whether already completed or being developed, as the case may be, Including the current status of the said projects, any delay in its completion, details of cases pending, details of type of land and payments pending etc.

The promoter is developing another project which is registered in this Authority vide its no. UPRERAPRJ467572. The project was commenced on 03.02.2020. The project is on-going project and the same is likely to be completed on time i.e. 03.02.2025.

- (VII) Agency to take up external development works:
..... Authority/Self Development;
- (VIII) Registration fee by way of a Net banking transfer calculated as per sub-rule (3) of rule 3: for an amount of Rs 20,000.00
- (IX) Any other information the applicant may like to furnish.

2. We enclose the following documents in triplicate, namely:-

- (I) authenticated copy of the PAN card of the promoter;
ATTACHED
- (II) audited balance sheet of the promoter for the preceding financial year and income tax returns of the promoter for three preceding financial years;
ATTACHEDD
- (III) copy of the legal title deed reflecting the title of the promoter to the land on which development is proposed to be developed along with legally valid documents with authentication of such title, if such land is owned by another person; ATTACHED
- (IV) the details of encumbrances on the land on which development is proposed including any rights, title, interest or name of any party in or over such land along with details:
- (V) where the promoter is not the owner of the land on which development is proposed details of the consent of the owner of the land along with a copy of the collaboration agreement, development agreement, joint development agreement or any

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other agreement, as the case may be, entered into between the promoter and such owner and copies of title and other documents reflecting the title of such owner on the land proposed to be developed; NOT APPLICABLE

- (VI) an authenticated copy of the approvals and commencement certificate from the competent authority obtained in accordance with the laws as may be applicable for the real estate project mentioned in the application, and where the project proposed is to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases; ATTACHED
- (VII) the sanctioned plan, layout plan and specifications of the proposed project or the phase thereof, and the whole project as sanctioned by the competent authority; ATTACHED
- (VIII) the plan of development works to be executed in the proposed project and the proposed facilities to be provided thereof including fire-fighting facilities, drinking water facilities, emergency evacuation services, use of renewable energy: ATTACHED
- (IX) the location details of the project, with clear demarcation of land dedicated for the project along with its boundaries including the latitude and longitude of the end points of the project: ATTACHED
- (X) proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the allottees; ATTACHED
- (XI) the number, type and the carpet area of apartments for sale in the project along with the area of the exclusive balcony or verandah areas and the exclusive open terrace areas apartment with the apartment, if any,
- (XII) the number and areas of garage for sale in the project:
- (XIII) the number of open parking areas available in the real estate project:

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(XIV) the names and addresses of his real estate agents, if any, for the proposed project:

(XV) the names and addresses of the contractors, architect, structural engineer, if any and other persons concerned with the development of the proposed project:

(XVI) a declaration in FORM 'B'.

3. I/We solemnly affirm and declare that the particulars given in herein are correct to my/our knowledge and belief.

Dated: 21.03.2025

Place: Lucknow

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Yours faithfully, **ASSOCIATED PARTNER**

Signature and seal of the applicant(s)



INDIA NON JUDICIAL



IN-UP77454325898989X

Government of Uttar Pradesh

e-Stamp



Certificate No.	: IN-UP77454325898989X
Certificate Issued Date	: 04-Apr-2025 02:04 PM
Account Reference	: NEWIMPACC (SV)/ up15114004/ LUCKNOW SADAR/ UP-LKN
Unique Doc. Reference	: SUBIN-UPUP1511400452164941541829X
Purchased by	: MAX MIRACLE BUILD CARE LLP
Description of Document	: Article 4 Affidavit
Property Description	: Not Applicable
Consideration Price (Rs.)	:
First Party	: MAX MIRACLE BUILD CARE LLP
Second Party	: RERA
Stamp Duty Paid By	: MAX MIRACLE BUILD CARE LLP
Stamp Duty Amount(Rs.)	: 100 (One Hundred only)

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सत्यमेव जयते



₹100



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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. Gulam Nabi Khan promoter of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 20/03/2025

I, promoter of the proposed project/duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

SWORN & VERIFIED
BEFORE ME
23/5/2025
Signature: [Handwritten Signature]
VILAKSH MAR DWIVEDI
Advocate & Notary
Regn. 22338 Govt. of India

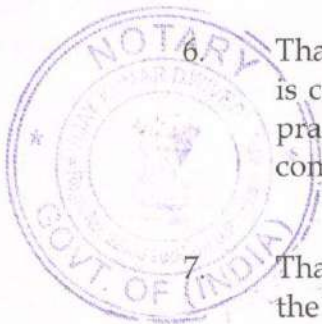
[Handwritten Signature]

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

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1. That I/promoter have/has a legal title to the land on which the development of the project is proposed OR ...have/has a legal title to the land on which the development of the proposed project is to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter is enclosed herewith.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter as on 31/03/2029.
4. That seventy per cent of the amounts realised 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/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 utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I/promoter shall take all the pending approvals on time, from the competent authorities.



SWORN & VERIFIED
BEFORE ME
23/10/20
Sign: [Signature]
VI [Signature]
Advocate & Notary
Regn. 22386 Govt. of India

[Signature]

9. That I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/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.


Deponent

VERIFICATION

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

Verified by me at Lucknow on this day of 21st March 2025


Deponent

I declare that the pan card, adhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including the details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.




Deponent

SWORN & VERIFIED
BEFORE ME
Sign.  Date: 23/3/2025
VIJAY KUMAR DWIVEDI
Advocate & Notary
Regn 22386 Govt of India