



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

To,  
The Real Estate Regulatory Authority,  
Uttar Pradesh.

Sir,

I/We hereby apply for the grant of registration of my/our project to be set up at Tehsil District  
**Lucknow 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; :- **Partnership firm**

- (a) Name :- Pristine Enterprises  
(b) Address :- 1/90, Vipul Khand, Gomti Nagar, Lucknow,  
U.P.-226010  
(c) Copy of registration certificate: **ENCLOSED**  
(d) Main objects :-  
(e) Name, photograph and address of chairman of the governing body /  
partners / directors etc.-**ENCLOSED**

(iii) PAN No. :- **ABBFP8134E**

(iv) Name and address of the bank or banker with which account in terms of section 4 (1)(D) of the  
Act will be maintained-

Name of Bank:- Union Bank  
Name of Bank Branch: UP Rural Housing Board  
Address:- 2/9A, Vijay Khand, Gonti Nagar, Lucknow.

Sworn  
before

*Rekha Arora*

Adv. & Notary

H.Q. Lucknow (U.P.) India

Reg. No. 311/79/2001

*Handwritten signature*

(v) Details of project land held by the applicant. -Plot no - "Sector Shopping-02", Omaxe Integrated Township, Sarsawan, Lucknow, U.P.

(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.  
-N/A

(vii) Agency to take up external development works **Local Authority** .

(viii) Registration fee by way of a .....  
..... for an amount of Rs. 32,000 /- calculated as per sub-rule (3) of rule 3;

(ix) Any other information the applicant may like to furnish.

2. I/we enclose the following documents in triplicate, namely: -

- i. authenticated copy of the PAN card of the promoter;
- ii. audited balance sheet of the promoter for the preceding financial year and the income tax return of the promoter for the immediately preceding three financial years;
- iii. copy of the legal title deed reflecting the title of the promoter to the land on which development of project is proposed along with legally valid documents with authentication of such title, if such land is owned by another person;
- iv. details of encumbrances on the land on which development of project is proposed including details of any rights, title, interest or name of any party in or over such land.
- v. where the promoter is not the owner of the land on which development of project 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 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 on which project is proposed to be developed;
- 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 for the real estate project mentioned in the application, and where the project is proposed to be developed in phases, an authenticated copy of the approvals and commencement certificate from the competent authority for each of such phases;
- 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;
- 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;
- 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;
- x. proforma of the allotment letter, agreement for sale, and the conveyance deed proposed to be signed with the Allottees;
- 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/ parking space for sale in the project;
- xiii. the number of open parking areas and the number of covered parking areas available in the real estate project;
- xiv. the names and addresses of his real estate agents, if any, for the proposed project



Sworn & Verified  
before me.  
RA  
Rekha Arora  
Adv. & Notary  
H.O. Lucknow (U.P.) India  
Id. No. 31(79)/2001

✓

- 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'

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

Date:  
Place:

Your faithfully

Signature and seal of the applicant(s)



Sworn & Verified  
before me.

RA

**Rekha Arora**  
Adv. & Notary  
Lucknow H.Q. Lucknow (U.P.) India  
Regd. No. 31(79)2001

I identify The deopnent/who has been  
signed/Put his T.I. before me.



**FORM B**

**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 Dinesh Kumar Singh, promoter of the proposed project/ duly authorized by the promoter of the proposed project, vide their authorization its/his/their dated 27-09-2024;

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

1. Pristine Enterprises has a legal title to the land on which the development of the proposed project is to be carried out
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by me is 31-03-2028.
4. That seventy per cent of the amounts realised by me 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 by me in proportion to the percentage of completion of the project.

6. That the amounts from the separate account shall be withdrawn me 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 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.

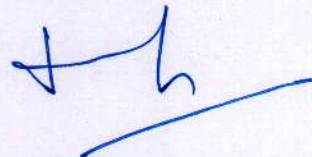
Sworn & Verified  
before me.

RA

**Rekha Arora**  
Adv. & Notary

1. H.Q. Lucknow (U.P.) India  
Regd. No. 31(79)2001

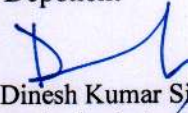
8. That I shall take all the pending approvals on time, from the competent authorities.



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

10. That I shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.

Deponent



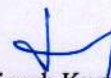
Dinesh Kumar Singh  
Partner and authorized signatory  
For "Pristine Enterprises".

**Verification**

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

Verified by me at 04<sup>th</sup> day of August 2024.

Deponent



Dinesh Kumar Singh  
Partner and authorized signatory  
For "Pristine Enterprises".



Sworn & Verified  
before me.

RA -

Rekha Arora  
Adv. & Notary  
Md. H.Q. Lucknow, U.P. India  
Regd. No. 31(79)2001

I identify that deponent/executant/surety  
who has signed/put TI before me.