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- UPRERAPRJ839208/07/2025

Project Name :	Godrej Avenue 9
Project Address :	Plot No. REP -01
Village/Locality/Sector :	Sector 27, Greater Noida
Tehsil :	Dadri
District/State :	Gautam Buddha Nagar/Uttar Pradesh
Proposed Completion Date :	30-04-2030

Promoter Name & Address:

1. AR LANDCRAFT LLP firm / society / company / competent authority having its registered office / principal place of business at U.M. House, 3rd Floor, Tower A, Plot No. 35,Sector 44, Gurgoan

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 9 Month 19 Days commencing from 19-07-2025 and ending with 30-04-2030 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, the Authority's website address,Project launch Date 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 NBC 2016 and IS Codes issued by Bureau of Indian Standards for electric safety as well as the provisions of Uttar Pradesh Electricity Regulatory Commission (UPERC), as well as the provisions of digital connectivity as per NBC 2016.

Dated: 19-07-2025

Place: Lucknow

MAHENDRA VERMA
Digitally signed by MAHENDRA VERMA
Date: 2025.07.19 17:25:06 +05'30'

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