



Government of Jammu and Kashmir
Real Estate Regulatory Authority (JKRERA)
Civil Secretariat J&K

FORM 'C'
[See Rule 5(1)]
REGISTRATION CERTIFICATE OF PROJECT

This certificate is granted under section 5 to the following project under project registration number **RERA-JK-UDM-3-2025: UNIVERSAL HOUSING COLONY LOTA, Village Lota, Garnai, Udhampur.**

1. UNIVERSAL HOUSING COOPERATIVE LTD (company), **Chairperson: Shallu Kumari**, having its (registered office/principal place of business] near Raja Marble House, NH-44, Bypass Phangyal, District Udhampur, 182101.

2. This registration is granted subject to the following conditions, namely:

- (i) The promoter shall enter into agreement for sale with the allottees as prescribed by the appropriate Government;
- (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 per cent of the amounts realized by the promoter 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 till **31-10-2030** (completion date as declared by the promoter in Form B) unless extended by the Authority in accordance with the Act and the rules made thereunder and subject to the validity of the licenses granted by TCP and promoters shall be bound to obtain prior renewals thereof. This registration certificate is based on the information supplied by the promoter and an authenticated detailed project information and declaration by the promoter which shall be read as part of this registration certificate.
- (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 as applicable to the project.
- (vii) The sale shall be permitted through real estate agent who is registered with JKRERA and the agent shall ensure that all project details, including prospectus /brochure containing necessary details of the project and a set of drawing and approvals are readily available and accessible to prospective buyers at all times during the sale process.
- (viii) In future any new allotment in ongoing projects or new projects, the plot/apartment/or building shall be sold only on carpet area basis and not on super area basis and it shall not affect the validity of the agreement entered into between the promoter and the allottee to that extent.

3. If the above-mentioned conditions are not fulfilled by the promoter, the 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.

Dated: 18-10-2025

Place: Jammu

Signature and seal of the Authorised Officer
J&K Real Estate Regulatory Authority.

18.10.2025