

1. OFFICIAL PROJECT & BUILDER REGISTRATION PROFILE	
Registered Project Name	Exotica Gomti Horizon Phase II
RERA Registration Number	UPRERAPRJ109072
Promoter / Developer Entity	Exotica Lucknow Properties & Projects Ltd.
Government Authority	Uttar Pradesh Real Estate Regulatory Authority (Uttar Pradesh RERA)
Project Location & District	Gomti Nagar Extension, Lucknow, Uttar Pradesh
Declared Land Ownership	Freehold / Registered Title on Government Record

2. FINANCIAL AUDIT & 70% GOVERNMENT ESCROW ACCOUNT ON FILE	
Declared Land Cost Consideration	Rs. 6.52 Crore (Rs. 652 Lakh)
Declared Development / Building Cost	Rs. 35.02 Crore (Rs. 3502 Lakh)
Total Certified Project Outlay	Rs. 41.54 Crore
70% Designated Escrow Bank	Axis Bank Ltd.
RERA Escrow Account Number	5036759940
Bank Branch IFSC Code	UTIB0001680

3. TIMELINE AUDIT & OFFICIAL COMPLETION DEADLINE	
Declared Construction Start Date	15-07-2023
RERA Registered Handover Deadline	30-10-2026
Physical Progress Verified on Record	57% of Civil & Structural Works Completed
Current Official Status	Work Going On / Under Construction

4. OFFICIAL PERMITS & SANCTIONS CHECKLIST	
Planning Permit & Sanctioned Map	Obtained & Approved by Competent Planning Authority
Commencement Certificate (CC)	Active / In Effect for Approved Building Footprint
CA Financial Certification (Form 3)	Lodged & Cross-Checked against Escrow Withdrawals
Engineer Progress Report (Form 2)	Quarterly Structural Certification Filed with Government
Standard Sale Agreement Draft	Form G Draft lodged under Section 13 of RERA Act

*** CRITICAL HOMEBUYER DUE-DILIGENCE RULES BEFORE PAYING ADVANCE:**

1. PAYMENTS ONLY TO ESCROW: Pay 100% of booking cheques strictly in favor of "5036759940" (Axis Bank Ltd.). Never deposit into personal accounts of brokers or promoters.

2. ZERO HANDOVER WAIVER: Confirm that your registered Agreement for Sale retains the official completion date of 30-10-2026 with mandatory interest penalties under Rule 18 if delayed.

3. OFFICIAL STATE PORTAL: To download the signed original Form C issued by Uttar Pradesh RERA, consult the state portal directly.

1. SWORN CONTRADICTION RADAR (3 FLAGS IDENTIFIED - PARTIALLY REDACTED)

DISCREPANCY #1: ADVERTISED POSSESSION VS REGISTERED STATUTORY DEADLINE

HIGH RISK

Promoter marketing collateral claims completion by

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, while legal filing stipulates 30-10-2026.
Unadvertised gap of

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 months detected. Section 18 penalty triggers automatically upon breach.

DISCREPANCY #2: CA FORM 3 ESCROW WITHDRAWAL VS CERTIFIED PHYSICAL PROGRESS

CRITICAL

Physical civil work certified at 57%, but escrow withdrawal ratio filed with bank stands at

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Statutory drawdown limit under Section 4(2)(I)(D):

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. Discrepancy analysis detailed in full dossier.

DISCREPANCY #3: ENCUMBRANCE & PROJECT LENDER STATUTORY CHARGE ON LAND

MEDIUM RISK

Active mortgage registered on title parcel with Sub-Registrar / CERSAI in favor of

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Registered loan consideration:

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. Buyer mandatory Bank NOC condition:

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2. SECTION 18 MANDATORY DELAY COMPENSATION ESTIMATE (LEGAL FORMULA)

Statutory Formula: $\text{Monthly Interest} = [\text{Total Consideration Paid}] \times (\text{State Bank of India MCLR} + 2.0\%) / 12$

For standard unit in this project, statutory monthly payout due to buyer:

Rs. XX,XXX / mo

 (Redacted in Teaser)

Advocate-drafted formal Section 18 Demand Notice & Evidence Ledger provided on Page 6 of Full Dossier.

OWN PROPERTY FULL FORENSIC REPORT

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Section-by-Section Evidence Reconciliation

- * Unredacted Contradiction Radar with document page citations

* CA Form 3 Escrow Ledger & Discrepancy Reconciliation

* Clause-by-Clause Agreement for Sale Red-Flag Audit
- * Complete Developer Litigation & Sanction History in State

* 12 Mandatory Questions to force written promoter responses

* Section 18 Advocate Notice Format with Exact Payout Claims

INVESTMENT: RS. 499 ALL-INCLUSIVE | INSTANT UNLOCK AT: <https://ownproperty.in/projects/UPRERAPRJ109072>

OWN PROPERTY INDEPENDENT RESEARCH & PROPERTY INTELLIGENCE

This executive teaser synthesizes verified public filings. The complete forensic dossier contains full legal citations.

PAGE 2 OF 2 (EXECUTIVE TEASER) TO UNLOCK COMPLETE UNREDACTED AUDIT VISIT [OWNPROPERTY.IN](https://ownproperty.in)