213

**HARYANA REAL ESTATE REGULATORY AUTHORITY,**
**HUDA COMPLEX, SECTOR- 6, PANCHKULA-134109**

**FORM 'REP-III'**
**[See rule 5(1)]**

**REGISTRATION CERTIFICATE OF PROJECT**
**(Regd. No. 365 of 2017 dated 22.11.2017)**

To
Gnex Infrabuild Pvt. Ltd.
Village Nuna Majra, Sec-36, Bahadurgarh,
District Jhajjar

Memo No. HRERA-1202/2017/2181

Dated 22.11.2017

**Subject:** **Registration of Real Estate Affordable Residential Plotted Project namely "Asha Bahadurgarh" being developed over an area of 8.225 acres situated in Sector-36, Village Nauna Majra, Bahadurgarh, District Jhajjar, Haryana being developed by Gnex Infrabuild Pvt. Ltd. under RERA Act, 2016 and HRERA Rules, 2017.**

**Ref:** **Your application dated 10.11.2017.**

Your request for registration of Affordable Residential Plotted Project being developed over an area of 8.225 acres situated in Sector-36, Village Nauna Majra, Bahadurgarh, District Jhajjar, Haryana with regard to License No. 95 of 2017 dated 09.11.2017 issued by the Director, Town and Country Planning Department, Haryana, has been examined vis-a-vis the provisions of the Real Estate (Regulation and Development) Act, 2016 and HRERA Rules, 2017 and accordingly a registration certificate is herewith issued with following terms and conditions:-

(i) The Promoter shall comply with the provisions of the Act and the rules and regulations made there under;

(ii) The Promoter shall deposit seventy percent of the amount to be realized from the allottees by the Promoter in a separate account to be maintained in a schedule bank to meet exclusively the cost of land and construction purpose as per provision of Section 4 (2) (L) (D);

(iii) The registration shall be valid for a period commencing from 22.11.2017 to 21.02.2019;

(iv) The Promoter shall offer to execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment, plot or building as the case may be, or on the common areas as per provision of section 17 of the Act;

(v) The Promoter shall take all the pending approvals from various competent authorities on time;

(vi) The Promoter shall pay all outstanding payment i.e. land cost, construction cost, ground rent, municipal or other local taxes, charges for water or electricity,

Scanned by CamScanner

maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, bank and financial institutions which are related to the project until he transfers the physical possession of the real estate project to the allottees or the associations of allottees, as the case may be;

(vii) The Promoter shall be responsible for providing and maintaining the essential services, on reasonable charges, till the taking over of the maintenance of the project by the Municipal Corporation, Jhajjar or any other local authority/Association of the Allottees, as the case may be;

(viii) The Promoter shall not accept a sum more than ten percent of the cost of the apartment, plot or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and register the said agreement for sale, under any law for the time being in force;

(ix) The Promoter shall adhere all the terms and conditions of this registration and license, sanctioned plans and other permissions issued by Competent Authorities under the provision of any other law for the time being in force as applicable to the project. In case any deficiency in fee is found at later stage and the same shall be recoverable from the promoter/owner accordingly.

(x) The promoter shall return the amount with interest in case, allottee wishes to withdraw from the project due to discontinuance of promoter's business or promoter fails to give possession of the apartment/plot in accordance with terms and conditions of agreement for sale in terms of sub-section(4) of Section-19. The promoter shall return the entire amount with interest as well as the compensation payable. The rate of interest payable by the promoter to the allottee or by the allottee to the promoter, as the case may be, shall be the State Bank of India highest marginal cost of lending rate plus two percent. The promoter shall adhere the provisions of The Real Estate (Regulation and Development) Act, 2016 and its Rules 2017 issued by the State Government.

(xi) The promoter shall adopt the model agreement for sale (Annexure-A) of the Haryana Real Estate (Regulation and Development) Rules, 2017 at the time of booking from the prospective allottees.

(xii) The Promoter shall, upon receiving his Login Id and password under clause(a) of sub-section (1) or under sub-section (2) of section 5, as the case may be, create his web page on the website of the Authority and enter all details of the proposed project as provided under sub-section (2) of section 4, including the followings:-

a) details of the registration granted by the authority;

b) quarterly up-to-date list of number and type of apartments for plots, as the case may be, booked;

c) quarterly up-to-date the list of number of garages/covered parking lot booked;

Scanned by CamScanner

d) quarterly up-to-date the list of approvals taken and the approvals which are pending subsequent to commencement certificate;

e) quarterly up-to-date status of the project; and

f) such other information and documents as may be specified by the regulations made by the authority.

(xiii) The Promoter shall be responsible to make available to the allottees, the following information at the time of the booking and issue of allotment letter:-

a) sanctioned plans, layout, along with specifications, approved by the competent authority and other information as prescribed in Rule 14 of 2017 framed under the provision of the Real Estate (Regulation and Development) Act 2016 and the same shall be displayed at the site or such other place as may be specified by the regulations made by the Authority.

(xiv) The registration further subject to following conditions:-

a) the promoter shall submit the detail of development work plan as provided in Rule 14(1) (a) (b) (c) VII of the Rules of HRERA within one month time.

b) the promoter shall submit the estimates of cost of project within one month time.

**Executive Director**
**HARYANA REAL ESTATE REGULATORY AUTHORITY**

Scanned by CamScanner