



**HARERA
GURUGRAM**

**CONDITIONS OF EXTENSION OF
REGISTRATION IN
CONTINUATION OF
REGISTRATION CERTIFICATE**

This extension of registration is granted subject to the following conditions, namely:—

- The promoter shall submit the copy of occupation certificate, copy of OC application and attached documents, deed of declaration and enclosed documents;
- The promoter shall offer to execute and register a conveyance deed in favour of the allottee(s) for Unit/Apartment for Residential/Commercial/any other usage (as the case may be) along with parking (if applicable);
- If there is any increase in the taxes/charges/fees/levies etc. after the expiry of the scheduled date of completion of the project as per registration with the authority, which shall include the extension of the registration if any, granted to the said project by the authority, as per the Act, the same shall not be charged from the allottees;
- This extension is granted without prejudice to rights of allottees under section 18 as the promoter fail to prove reasonable circumstances and without fault to complete the project in the timeline declared under section 4(2)(1)(c);
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

REVOCATION OF REGISTRATION

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.

AUTHENTICATED

NEERAJ GAUTAM

ASSOCIATE ARCHITECTURAL EXECUTIVE

FORM 'REP-V' [See rule 6 (3)]

OFFICE COPY

**HARYANA REAL ESTATE
REGULATORY AUTHORITY**

GURUGRAM



EXTENSION NO. 08 OF 2025

RC/REP/HARERA/GGM/464/196/2021/32 DATE 21.02.2025

**EXTENSION OF
REGISTRATION CERTIFICATE
REAL ESTATE PROJECT
ZARA AAVAAS- 3**

The registration granted vide no. 2021/32 revised as 2025/08 under section 6 of the Real Estate (Regulation & Development) Act, 2016 to the following project under project extension number as mentioned above

DETAILS OF EARLIER REGISTRATION

S.N.	Particular	Detail
1.	Registration Certificate No.	32 of 2021 dated 27.07.2021
2.	Valid up to	01.07.2024
3.	Extension granted up to	30.06.2025

PARTICULARS OF THE PROJECT

S. N.	Particular	Detail
1.	Name of the project	Zara Aavaas- 3
2.	Location of the project	Sector-104, Gurugram, Haryana
3.	License No.	72 of 2019 dated 02.07.2019
4.	Total licensed area of the project	8.3125 acres
5.	Area of the project registered	2.28125 acres
6.	Nature of the project	Affordable Group Housing Colony
7.	Total FAR of the project registered	75995.847 sqm
8.	Number of towers	3 Towers + Commercial
9.	Number of Units	316 Residential + +37 Commercial

NAME OF THE PROMOTER

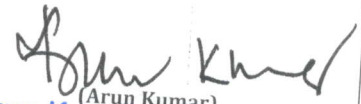
S.N.	Particular	Detail
1.	Promoter 1/ License Holder	Sh. Gian Prakash Sh. Raghunandan Kumar, Sh. Raj Kumar Ss/o Sh. Ram Kishan, Smt. Premvati wd/o Pawan Kumar, Navneet Kumar Ss/o Sh. Bhagat Sarup, Smt. Jyoti Garg wd/o Aditya Garg, Sh. Rajat Kumar Ss/o Sh. Mohinder Kumar
2.	Promoter 2/ Collaborator	M/s Perfect Buildwell Pvt. Ltd.

PARTICULARS OF THE PROMOTER 1/ DEVELOPER

S.N.	Particular	Detail
1.	Name	M/s Perfect Buildwell Pvt. Ltd.
3.	Registered Address	H & O House, D-64, Defense colony, New Delhi- 110024
4.	Corporate Office Address	H & O House, D-64, Defense colony, New Delhi- 110024
5.	Local Address	Zara Aavaas, Sector 104, Gurugram
6.	CIN	U45201DL2004PTC125145
7.	PAN	AADCP3912C
8.	Status	Active
9.	Mobile No.	+91-9810031111
10.	Landline No.	0124-24616415
11.	Email-Id	info@zaragroup.in
12.	Authorized Signatory	Sh. Neeraj Kumar

This extension of registration certificate is based on the information supplied by the promoter and an authenticated brief of which is annexed herewith, which shall be read as part of this extension of registration certificate.

Dated: 21.02.2025
Place: Gurugram



Arun Kumar IAS (Retd.)

**Chairman
Haryana Real Estate Regulatory
Authority Gurugram**

**अरुण कुमार आई.ए.एस. (सेवानिवृत्त)
अध्यक्ष**

हरियाणा भ-सम्यक् त्रिनिगल