

REGISTRATION NO. 28 of 2017/7(3)/61/2025/03

RC/REP/HARERA/GGM/28 of
2017/7(3)/61/2025/03

Date: 04.03.2025

REGISTRATION NO. 28 OF 2017 DATED 28.07.2017 VALID UP TO 30.12.2022.

REGISTRATION CERTIFICATE TO REMAIN IN FORCE UPTO 30th DECEMBER 2027
UNDER SECTION 7(3) WITH FURTHER TERMS AND CONDITIONS IMPOSED IN
THE INTEREST OF THE ALLOTTEES AND BINDING UPON THE PROMOTER
REAL ESTATE PROJECT COMMERCIAL COLONY
"70 GRANDWALK"



HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

AUTHENTICATED


(Asha)

Chartered Accountant

AUTHENTICATED


ASHISH KUSH
PLANNING EXECUTIVE

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

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM**REGISTRATION NO. 28 of 2017/7(3)/61/2025/03**RC/REP/HARERA/GGM/28 of
2017/7(3)/61/2025/03

Date: 04.03.2025

REGISTRATION CERTIFICATE**REAL ESTATE PROJECT COMMERCIAL COLONY
"70 GRANDWALK"****1. This registration is granted under section 7(3) of the Real Estate (Regulation & Development) Act, 2016 to the following project.****(A) PARTICULARS OF THE PROJECT REGISTERED**

S.N.	Particulars	Details
(i)	Name of the project	70 Grandwalk
(ii)	Location	Sector 70, Gurugram
(iii)	License no. and validity	34 of 2012 dated 15.04.2012 Valid upto 14.04.2025
(iv)	Total licensed area of the project	2.893 Acres
(v)	Area of project for registration	2.893 Acres
(vi)	Nature of the project	Commercial Colony
(vii)	Total FAR of project	18,550.89 sqm
(viii)	Total towers	1 tower
(ix)	Total unit of the project	604 (Commercial)

(B) NAME OF THE PROMOTERS

S. N.	Particulars	Details
(i)	Promoter 1/License holders	M/s Shine Buildcon Pvt. Ltd.

(C) PARTICULARS OF THE PROMOTER 1 /DEVELOPER

S. N.	Particulars	Details
(i)	Name	M/s Shine Buildcon Pvt. Ltd.
(ii)	Registered Address	H 334, Ground Floor, New Rajender Nagar, New Delhi, Delhi - 110060
(iii)	Corporate Office Address	281, Phase II, Udyog Vihar, Gurugram, Haryana
(iv)	Local Address	281, Phase II, Udyog Vihar, Gurugram, Haryana

(v)	CIN	U45201DL2004PTC131675
(vi)	PAN	AAICS6717R
(vii)	Status	Active
(viii)	Mobile No.	+91 8510-001-737
(ix)	Landline No.	+91 0124-482-899
(x)	Email-Id	70gw@tapasya.in
(xi)	Authorized Signatory	Sh. Vikas Shah

(D) DETAILS OF THE BANK ACCOUNT

S. N.	Type of bank account	Account No	Branch name of the bank
(i)	Master Account of the Project (100%)	50200084302578	HDFC Bank and 15/63 Civil Lines, Krishna Tower, Kanpur, Uttar Pradesh - 208001
(ii)	Separate RERA account of the project (70%)	50200084302513	HDFC Bank and 15/63 Civil Lines, Krishna Tower, Kanpur, Uttar Pradesh - 208001
(iii)	Free account of the promoter of the project (30%)	50200084367197	HDFC Bank and 15/63 Civil Lines, Krishna Tower, Kanpur, Uttar Pradesh - 208001

(D) VALIDITY OF REGISTRATION

The registration of this project shall be valid for the period commencing from 31st December 2022 and ending on 30th December 2027.

This registration certificate is based on the information supplied by the promoter and an authenticated detailed project information (DPI) and declaration by the promoter is annexed herewith, which shall be read as part of this registration certificate.

(E) CONDITIONS OF REGISTRATION**2. This registration is granted subject to the following conditions, namely: —**

- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed in the Haryana Real Estate (Regulation and Development) Rules, 2017, and amended as per requirements and approved by the authority.
- (ii) The promoter shall offer to execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the unit/apartment, plot, or building as the case may be, as per section 17 of the Act;
- (iii) The promoter shall deposit a hundred percent 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 proportionate 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 as mentioned above under the head "validity of registration"
- (v) The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 as applicable in the State and regulations made thereunder applicable in the jurisdiction of this authority;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

(xxi)	The promoter shall complete the construction of community sites within the completion period declared under section 4(2)(l)(C) of the Act, 2016 and any failure would attract stringent action and penal proceedings.
(xxii)	The authority reserves its right to initiate penal proceedings for violation of various provisions of the Real Estate (Regulation & Development) Act, 2016 and rules and regulations made thereunder. The decision of the authority instead of revoking the registration under section 7(1) and allowing the registration of the project to remain in force is without prejudice to the right of the authority to initiate penal proceedings on violations of the provision of the Act and rules and regulations made thereunder by way of any omissions or commissions either before or post this permission.
(F) COMPLIANCES TO BE MADE BY THE PROMOTER	
(i)	The authority concluded a penal proceeding and imposed a penalty of Rs. 25 lakhs for violation of sections 4(2)(l)(c) of the Real Estate (Regulation & Development) Act, 2016. The promoter has deposited the penalty amount of Rs 25 lakhs vide DD no. 788844 dated 01.02.2025 before issuance of this certificate to permit registration of this part of the project to remain in force.
(ii)	The promoter shall comply with the requirement of section 4(2)(l)(D) and get his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for that project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project. All such pending compliances after coming into force of the Real Estate (Regulation and Development) Act, 2016 shall be submitted to the authority within three months.
(iii)	The promoter undertakes and ensures that it will complete the project in all sincerity having sufficient resources to complete the construction of this part of the project by the date as specified in the DPI and to complete the whole project within the time declared in DPI. The promoter shall execute work as per the schedule submitted by him and milestones to be achieved as declared to the authority.
(iv)	The promoter undertakes that it will not create any further encumbrance by way of hypothecation/charge on future receivables from the sold unit as well as on separate RERA accounts except for the charge already created in favour of existing lender.
(v)	This permission regarding registration of this part of the project/ phase to remain in force is without prejudice to the rights of allottees as per section 18(1) of the Act regarding delay possession charges from the due date of possession to the actual handing over of possession or withdrawal from the project at his option and obligations arising on such eventuality. The promoter also undertakes to make payment of delay possession charges to the allottee as per section 18(1) of the Act from the promoter's funds and project cash inflow shall not be used for this purpose.
(vi)	The promoter had declared the completion period of the entire project by 30.12.2027, and few of the licenses/approvals would be expired within the time declared for completion of the project. Further, the promoter is directed to take various approvals/renewals whenever due within the time, from the competent authorities. Any failure in this regard will invite stringent action as per the provision of the law against the promoter.
(vii)	The promoter shall submit a comparison of proposed work (as per the PERT chart) and actual work completed on monthly basis on the 7th day of every consecutive month.

AUTHENTICATED

Ash
(Asha)

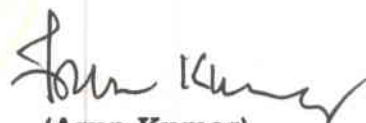
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(viii)	The promoter has to ensure on affidavit that the quarterly progress report shall be submitted to the authority without fail and in case of default, the authority may withdraw/cancel the permission granted regarding registration of this part of the project/ phase to remain in force and may revoke registration as per provisions of section 7 of the Act.
(ix)	The authority may appoint a Commissioner Monitoring for monitoring the completion of the project as per the schedule submitted by the promoter and also to monitor compliance under various provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules and Regulations made thereunder.
(x)	The promoter shall furnish in writing such information or explanation relating to the affairs of the project as the authority may require or seek through the monitoring commissioner to inquire about affairs of the promoter relating to the project.
(xi)	The promoter shall submit a copy of the occupation certificate granted by the competent authority along with a copy of the deed of the declaration filed with the competent authority;
3. If the above-mentioned conditions are not fulfilled/ compliances are not made by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted therein, as per the Act and the rules and regulations made thereunder.	
The above permission under section 7(3) of the of the Real Estate (Regulation and Development) Act, 2016 on expiry of registration certificate no. 28 of 2017 dated 28.07.2017 is granted vide agenda item of the Authority 27.01.2025.	
Registration Certificate is remained in force subject to terms and conditions above in the interest of the allottees and binding on promoter.	

Dated : 04.03.2025

Place : Gurugram



(Arun Kumar)

Chairman

Arun Kumar, IAS (Retd.)
Haryana Real Estate Regulatory Authority,
Haryana Real Estate Regulatory Authority
Gurugram

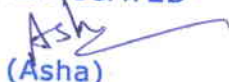
अरुण कुमार आई.ए.एस. (सेवानिवृत्त)

अध्यक्ष

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(Asha)

Chartered Accountant

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ASHISH KISH
PLANNING EXECUTIVE

Received
Puneet Jain
5-3-2025

(Puneet Kumar Jain)
AGM-Legal
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