REGISTRATION NO. 352 of 2017/7(3)/2022/04

RC/REP/HARERA/GGM/352 of 2017/7(3)/2022/04

UNIQUE NO. GENERATED ONLINE

Date: 30.08.2022

RERA-GRG-1096-2022

REGISTRATION NO. 352 OF 2017 DATED 17.11.2017 VALID UPTO 31.12.2020 + SIX MONTHS COVID-19 EXTENTION i.e. 30.06.2021.



REGISTRATION CERTIFICATE TO REMAIN IN FORCE UPTO 30THJUNE 2024 UNDER SECTION 7(3) WITH FURTHER TERMS AND CONDITIONS IMPOSED IN THE INTEREST OF THE ALLOTTEES AND BINDING UPON THE PROMOTER REAL ESTATE PROJECT RESIDENTIAL GROUP HOUSING COLONY ESFERA PHASE-II (TOWER A TO F)



HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

(Naresh)Kumar)



REGISTRATION NO. 352 of 2017/7(3)/2022/04

FORM 'REP-III' [See rule 5 (1)] HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM



REGISTRAT	ION NO. 352 of 2	017/7(3)/2022/04	
REP/HARERA/GGM/352 /7(3)/2022/04	of D	Date: 30.08.2022	
UE NO. GENERATED OF	NLINE R	RERA-GRG-1096-2022	
REAL ESTATE PROJE	CT RESIDENTIAL	GROUP HOUSING COLONY	
This registration is (Regulation & Develops	granted under s ment) Act, 2016 (section 7(3) of the Real Estat to the following project.	
PARTICULARS OF THE	PART OF THE P	ROJECT/PHASE REGISTERED	
Particulars		Details	
Name of the project	ESFERA PHASE-	-II {TOWER A TO F}	
Location	Sector 37C, Guru	ugram	
License no. and validity			
Total licensed area of the project	17.00 acres		
Area of part of project/phase for registration	8.5313 acres		
Nature of the project	Residential Group Housing Colony		
Total saleable unit of the project/phase for registration		437 flats	
NAME OF THE PROMOT	TERS/LICENSE H	IOLDER	
Particulars	Details		
Promoter 1/License holders			
Registered Address	A-25, Mohan Cooperative Industrial Estate, Mathura Road, New Delhi-110044		
Corporate Office Address	A-25, Mohan Cooperative Industrial Estate, Mathura Road, New Delhi-110044		
Local Address	A-25, Mohan Coop Road, New Delhi-	perative Industrial Estate, Mathura 110044	
	REP/HARERA/GGM/352 /7(3)/2022/04 UE NO. GENERATED ON REAL ESTATE PROJE ESFE This registration is a (Regulation & Develope) PARTICULARS OF THE Particulars Name of the project Location License no. and validity Total licensed area of the project Area of part of project/phase for registration Nature of the project Total saleable unit of the project/phase for registration NAME OF THE PROMOT Particulars Promoter 1/License holders Registered Address Local Address	//(3)/2022/04UE NO. GENERATED ONLINEREGISTRATION CER REAL ESTATE PROJECT RESIDENTIAL ESFERA PHASE-II (TOWThis registration is granted under as (Regulation & Development) Act, 2016PARTICULARS OF THE PART OF THE PParticularsName of the projectLocationLocationLicense no. and validity64 of 2011 dated 17.00 acresTotal licensed area of project/phase for registrationNature of the projectResidential Grout Total saleable unit of the project/phase for registrationNAME OF THE PROMOTERS/LICENSE FParticularsPromoter 1/License holdersPromoter 1/License Acta, New Delhi- KoddressA25, Mohan Coo Road, New Delhi- Local AddressA25, Mohan Coo Road, New Delhi- Local AddressA25, Mohan Coo Road, New Delhi- Local Address	

(Naresh Kumar) Chartered Accountant (16mu) (Asha)(Asha)) Chartered Accountant

(viii) Status Active compliant (viii) Mobile No. 8377-965-432 (ix) Landline No. 1146-469-999 (x) Email-Id akash.gupta@imperiastructures.in (xi) Authorized Signatory Akash Gupta (D) DETAILS OF THE BANK ACCOUNT S. N. Type of baak account Account No Branch name of the bank (i) Master Account of the Project (100%) 917020052747613 Axis Bank Limited, Jasola Branch, New Delhi-110025 (ii) Separate RERA account of the project (70%) 921020013558639 Axis Bank Limited, Jasola Branch, New Delhi-110025 (iii) Separate RERA account of the project shall be valid for the period commencing from 01 July 2021 and ending on 30 June 2024 (completion date as declared by th promoter in REP-11). This registration certificate is based on the information supplied by the promoter ar an authenticated detailed project information (DPI) and declaration by the promot is annexed herewith, which shall be read as part of this registration certificate. (i) The registration is granted subject to the following conditions, namely: authority and the detailed order dated 30.08.2022 passed in this regard. (ii) The promoter shall enter into an agreement for sale with the allottees prescribed in the Haryana Real Estate (Regulation and Development) Ruit 2017, and amended as per requireme	(vi)	PAN	AACCI2321R		
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(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 promoter shall comply with all other terms and conditions as mentioned in the attached detailed project information (DPI) and as conveyed by the Authority from time to time.
viii)	 The apartment or building shall be sold only on a carpet area basis and not on a super area basis and the total sale consideration shall be inclusive of all charges. No separate EDC/IDC is payable by the allottees except the total sale consideration. Attention is invited to the model agreement for sale provided in the Haryana Real Estate (Regulation and Development) Rules, 2017. (Term 1.2) <i>Explanation:</i> (i) The Total Price as mentioned above includes the booking amount paid by the allottee(s) to the Promoter towards the Plot/Unit / Apartment for residential / Commercial/Industrial /IT/ any other usage (as the case may be) along with parking (if applicable); (ii) The Total Price as mentioned above includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Plot/Unit/Apartment for Residential / Commercial / Industrial / IT/ any other usage (as the case may be) along with parking (if applicable); (ii) The Total Price as mentioned above includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Plot/Unit/Apartment for Residential / Commercial / Industrial/IT/ any other usage (as the case may be) along with parking (if applicable) to the allottee(s) or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purpose of such possession:
(ix)	The attention of the promoter is invited to the definition of common areas provided in section 2(n) of the Real estate (Regulation and Development) Act, 2016. Section 2(n) of the Real Estate (Regulation and Development) Act, 2016 is reproduced as under:
	 "common areas" mean— (i) the entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase; (ii) the staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings; (iii) the common basements, terraces, parks, play areas, open parking areas and common storage spaces; (iv) the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel; (v) installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy; (vi) the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;

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	(vii)	-	mmercial facilities a	s provided in the real
	(viii)	estate project; all other portion of maintenance, safety,		ary or convenient for its use;
(x)	availabilit of drawin HARERA. of a real e	ty of a prospectus/broomings and approvals with In case of introduction	chure containing ne h the real estate a of a new real estate	estate agent without the eccessary details and a set agent registered with the e agent or change/deletion promoter shall inform the
(xi)	and the second sec	all not be any subvention I project without prior a		d returned scheme for the nority.
(xii)	responsib namely- (a) Sanc comp be sp (b) The s provi	ble to make available etion plan, layout plan betent authority, by the becified by the regulation stage-wise time schedu	to the allottee, the as along with specific display at the site of ons made by the autility ale for completion of acture like water, sa	allotment letter shall be ne following information, fication, approved by the or such other place as may thority. If the project includes the anitation, and electricity.
(xiii)	society or federation majority of the author	r co-operative society, n of the same shall be f	as the case may formed, within a per red their apartment	association of allottees of be, of the allottees, or a iod of three months of the /building/plot and inform
(xiv)	of the ass The prom buyer of t to be regi Every allo participat society or	sociation of allottee sha noter shall incorporate the unit shall enroll hin istered for this project. ottee of the apartment	a condition in the result as a member of the plot, or building a on of an association eration of the same.	allotment letter that the an association of allottees as the case may be, shal n or society or corporative
(xv)	detailed authentic condition variation change is	project information w. cated by the promoter. ns/clauses, a separa /change be submitted	hich is duly approv In case, the promot te application wit for consideration of otment letter shall b	r the draft annexed in the ved by the authority and er wants to amend certain h justification for such the Authority and till such be followed as approved by ed by the authority.
(xvi)	payment		anding over of pos	along with specifications ssession of the unit afte at authority.
(xvii)	percent o	of the cost of the apart	ment, plot, or build	ot a sum of more than ten ing as the case may be, a erson without first enterin
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 the said agreement for sale, under any law for the time being in force. (xviii) The promoter is obligated to take various approvals/renewals whenever a within time, from the competent authorities. Any failure in this regard invite stringent action as per the provision of the law against the promoter stringent action as per the provision of the law against the promoter (xix) It was made clear that the individual dates of handing over possession of unit as per BBAs already entered shall not be changed if it is prior to the d of possession mentioned in the detailed project information (DPI). (xx) The promoter shall comply with the requirement of section 11(1) and sub the quarterly up-to-date status of the project for each quarter. (xxii) The promoter shall complete the construction of community sites within completion period declared under section 4(2)(0)(C) of the Act, 2016 and a failure would attract stringent action and penal proceedings. (xxii) The authority reserves its right to initiate penal proceedings for violatior various provisions of the Real Estate (Regulation & Development) Act, 20 and rules and regulations made thereunder. The decision of the project to remain in force is without prejudice to the ri of the authority to initiate penal proceedings on violations of the project to remain in force is without prejudice to the ri of the Act and rules and regulations made thereunder. Nue you of any omission or commissions either before or post this permission. (i) (ii) The DTCP, Haryana has vide Memo No. 5125 dated February 7, 2018, gran occupation certificate to Imperia Structure Limited & Others, with respect Tower G, H, 1 and EWS Block (Phase-I), however the same was not registered with the Authority. The promoter shall make an application with authority u, s4 of the Act for registration of the remaining areas of licer no. 64 of 2011 within three mont		REGISTRATION NO. 352 of 2017/7(3)/2022/04
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Investment Fund-I within the agreed/extended timeline with SWAM	(iii)	The promoter shall make an application with DTCP for revalidation of building plan within three months of issuance of this certificate to permit registration of this part of the project to remain in force.
	(iv)	The promoter shall comply with the all pending key conditions precedent and key conditions subsequent as specified in the term sheet issued by SWAMIH Investment Fund-I within the agreed/extended timeline with SWAMIH Investment Fund-I.
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(v)	The authority concluded a separate penal proceeding and imposes a penalty of Rs. Ten lakhs for violation of sections 3 and 4 of the Real Estate (Regulation & Development) Act, 2016. The promoter shall deposit the penalty amount within one month of the disbursement of the fund from SWAMIH INVESTMENT FUND or within 90 days of issuance of this certificate to permit registration of this part of the project to remain in force, whichever is earlier.
(vi)	The promoter shall submit all pending quarterly progress reports (QPR) within one month of issuance of this certificate to permit registration of this part of the project to remain in force.
(vii)	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.
(i)	The promoter undertakes that it will not create any encumbrance by way of hypothecation/charge on future receivables from the sold unit as well as on separate RERA accounts except as per the term sheet of SWAMIH INVESTMENT FUND;
(ii)	The promoter shall deposit a hundred percent of the amounts realized for the real estate project from the allottees, from time to time, in a "Separate RERA Account" maintained in a scheduled bank to cover the cost of construction and the proportionate land cost and shall be used only for that purpose.
(iii)	The promoter is directed to provide a development plan/ construction plan in respect of community buildings and amenities and completion of internal development works within one month of issuance of this certificate to permit registration of this part of the project to remain in force as above.
(iv)	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.
(v)	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 specified above and to complete the whole project within the validity of the license. The promoter shall execute work as per the schedule submitted by him and milestones to be achieved as declared to the Authority/ SWAMIH INVESTMENT FUND.
(vi)	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.

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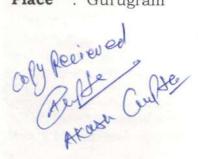
REGISTRATION NO. 352 of 2017/7(3)/2022/04

- The promoter has to ensure on affidavit that the quarterly progress report (vii) 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. (viii) 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. The promoter shall furnish in writing such information or explanation relating (ix) 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. (x) It shall be obligatory on the part of the promoter to settle liabilities against this project as well as on the company level from its own fund. The only construction cost, statutory approval cost, and project-related nonconstruction cost should be incurred and paid from the project cash inflow. The promoter has submitted an undertaking that all such liabilities if any, arise in the future the same will be paid from the promoters' funds only.
 - (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. 352 of 2017 dated 17.11.2017 is granted vide agenda item of the Authority 30.08.2022.

Registration Certificate is remain in force subject to terms and conditions above in the interest of the allottees and binding on promoter.

Dated : 30.08.2022 Place : Gurugram



(Naresh Kumar)



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(Dr. K.K. Khandelwal) Chairman Haryana Real Estate Regulatory Authority, Gurugram

OFFICECOPY

GETAAUTHENTICATED (and Kumar) Chartered Accountant