

REGISTRATION NO. 13 of 2018/7(3)/2022/14

RC/REP/HARERA/GGM/13 of
2018/7(3)/2022/14

Date: 13.12.2022

REGISTRATION NO. 13 OF 2018 DATED 11.01.2018 VALID UP TO
30.06.2020+SIX MONTHS COVID-19 EXTENTION i.e. 31.12.2020REGISTRATION CERTIFICATE TO REMAIN IN FORCE UPTO 31ST DECEMBER
2025UNDER SECTION 7(3) WITH FURTHER TERMS AND CONDITIONS IMPOSED IN
THE INTEREST OF THE ALLOTTEES AND BINDING UPON THE PROMOTER

REAL ESTATE COMMERCIAL PROJECT

"ISHAN SINGH (SPAZE ARROW)"



सत्यमेव जयते

HARERA
GURUGRAM
HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

AUTHENTICATED

(Asha)

Chartered Accountant

CHECKED

SUMEET
ENGINEER EXECUTIVE

AUTHENTICATED

(Naresh Kumar)

Chartered Accountant

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

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM
HARERA
GURUGRAM
REGISTRATION NO. 13 of 2018/7(3)/2022/14RC/REP/HARERA/GGM/13 of
2022/7(3)/2022/14

Date: 13.12.2022

REGISTRATION CERTIFICATE**REAL ESTATE COMMERCIAL PROJECT****"Ishan Singh (Spaze Arrow)"**

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/PHASE REGISTERED

S.N.	Particulars	Details
(i)	Name of the project	Ishan Singh Commercial (Spaze Arrow)
(ii)	Location	Sector- 78, Gurugram
(iii)	License no. and validity	56 of 2012 dated 06.06.2012, Valid up to 05.06.2023
(iv)	Total licensed area of the project	3.24722acres
(v)	Area of part of project/phase for registration	3.24722acres
(vi)	Nature of the project	Commercial Colony
(vii)	Total saleable unit of the project/phase for registration	Commercial 486 units

(B) NAME OF THE PROMOTERS/LICENSE HOLDER

S. N.	Particulars	Details
(i)	Promoter 1/License holders	Ishan Singh S/o Mr. Lokendra Singh
(ii)	Promoter 2/Collaborator	M/s Spaze Towers Private Limited

(C) PARTICULARS OF THE PROMOTER 2/DEVELOPER

S. N.	Particulars	Details
-------	-------------	---------



AUTHENTICATED

AUTHENTICATED

 Ashu
 (Asha)

Chartered Accountant

 Nkumar
 (Naresh Kumar)
 Chartered Accountant

(i)	Name	M/s Spaze Towers Pvt Ltd
(ii)	Registered Address	SPAZEDGE, Sector - 47, Gurgaon-Sohna Road Gurgaon,HR 122002
(iii)	Corporate Office Address	SPAZEDGE, Sector - 47, Gurgaon-Sohna Road Gurgaon, HR 122002
(iv)	Local Address	SPAZEDGE, Sector - 47, Gurgaon-Sohna Road Gurgaon, HR 122002
(v)	CIN	U45201HR2006PTC096709
(vi)	PAN	AACCK8088R
(vii)	Status	Active
(viii)	Mobile No.	+91 9871-207-808
(ix)	Landline No.	+91 1244-615-999
(x)	Email-Id	sanjay.kapoor@spaze.in
(xi)	Authorized Signatory	Sanjay Kapoor

(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%)	917020061932312	Axis Bank, Address C/58, Basement & Ground Floor, Main Vikas Marg, Preet Vihar, New Delhi, Delhi, 11
(ii)	Separate RERA account of the project (70%)	917020062435368	Axis Bank, Address C/58, Basement & Ground Floor, Main Vikas Marg, Preet Vihar, New Delhi, Delhi, 11
(iii)	Free account of the promoter of the project (30%)	9120200366292154	Axis Bank, Address C/58, Basement & Ground Floor, Main Vikas Marg, Preet Vihar, New Delhi, Delhi, 11

(D) VALIDITY OF REGISTRATION

The registration of this project shall be valid for the **period commencing from 1st January 2021 and ending on 31st December 2025** (completion date as declared by the promoter in REP-II).

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.

This registration certificate is granted in pursuance of the agenda approved by the authority and the detailed order dated 13.12.2022 passed in this regard.

(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.

CHECKED
SUNEET
ENGINEER EXECUTIVE

AUTHENTICATED

Asha
(Asha)

AUTHENTICATED

Naresh Kumar
(Naresh Kumar)
Chartered Accountant

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

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM**REGISTRATION NO. 13 of 2018/7(3)/2022/14**RC/REP/HARERA/GGM/13 of
2022/7(3)/2022/14

Date: 13.12.2022

REGISTRATION CERTIFICATE**REAL ESTATE COMMERCIAL PROJECT
"Ishan Singh (Spaze Arrow)"**

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/PHASE REGISTERED

S.N.	Particulars	Details
(i)	Name of the project	Ishan Singh Commercial (Spaze Arrow)
(ii)	Location	Sector- 78, Gurugram
(iii)	License no. and validity	56 of 2012 dated 06.06.2012, Valid up to 05.06.2023
(iv)	Total licensed area of the project	3.24722acres
(v)	Area of part of project/phase for registration	3.24722acres
(vi)	Nature of the project	Commercial Colony
(vii)	Total saleable unit of the project/phase for registration	Commercial 486 units

(B) NAME OF THE PROMOTERS/LICENSE HOLDER

S. N.	Particulars	Details
(i)	Promoter 1/License holders	Ishan Singh S/o Mr. Lokendra Singh
(ii)	Promoter 2/Collaborator	M/s Spaze Towers Private Limited

(C) PARTICULARS OF THE PROMOTER 2/DEVELOPER

S. N.	Particulars	Details
-------	-------------	---------

CHECKED

SUMEET
ENGINEER EXECUTIVE

AUTHENTICATED

(Asha)
Chartered Accountant

AUTHENTICATED

(Naresh Kumar)
Chartered Accountant


	<p>“common areas” mean—</p> <p>(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;</p> <p>(ii) the staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;</p> <p>(iii) the common basements, terraces, parks, play areas, open parking areas and common storage spaces;</p> <p>(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;</p> <p>(v) installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;</p> <p>(vi) the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;</p> <p>(vii) all community and commercial facilities as provided in the real estate project;</p> <p>(viii) all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;</p>
(x)	The sale shall not be permitted through a real estate agent without the availability of a prospectus/brochure containing necessary details and a set of drawings and approvals with the real estate agent registered with the HARERA. In case of the introduction of a new real estate agent or change/deletion of a real estate agent as mentioned in the DPI, the promoter shall inform the same of the authority.
(xi)	There shall not be any subvention scheme/ assured returned scheme for the registered project without prior approval of the authority.
(xii)	<p>The promoter at the time of booking and issue of allotment letter shall be responsible to make available to the allottee, the following information, namely—</p> <p>(a) Sanction plan, and layout plans along with specification, approved by the competent authority, by the display at the site, or such other place as may be specified by the regulations made by the authority.</p> <p>(b) The stage-wise time schedule for completion of the project includes the provisions for civic infrastructure like water, sanitation, and electricity.</p> <p>[Obligation of the promoter under section 11(3)]</p>
(xiii)	<p>The promoter shall enable the formation of an association of allottees or society or co-operative society, as the case may be, of the allottees, or a federation of the same shall be formed, within a period of three months of the majority of allottees having booked their apartment/building/plot and inform the authority about the AOA.</p> <p>[Obligation of the promoter under section 11(4)(e),]</p>
(xiv)	<p>At the time of issue of the allotment letter, an application form for membership of the association of allottees shall be got filled up by the allottee. The promoter shall incorporate a condition in the allotment letter that the buyer of the unit shall enroll himself as a member of an association of allottees to be registered for this project.</p> <p>Every allottee of the apartment, plot, or building as the case may be, shall participate in the formation of an association or society or corporative society or the allottees, or a federation of the same.</p>


CHECKED

SUMEE
 ENGINEER EXECUTIVE

AUTHENTICATED

AUTHENTICATED


 (Asha)


 (Naresh Kumar)


	[Duty of the allottee under section 19(9)]
(xv)	The promoter shall issue the allotment letter as per the draft annexed in the detailed project information which is duly approved by the authority and authenticated by the promoter. In case, the promoter wants to amend certain conditions/clauses, a separate application with justification for such variation/change be submitted for consideration of the Authority and till such change is allowed, the draft allotment letter shall be followed as approved by the authority with the DPI or as per directions issued by the authority.
(xvi)	The promoter shall declare details of the unit along with specifications, payment plan, and time for handing over possession of the unit after obtaining all required approvals from the competent authority.
(xvii)	As per section 13(1), the promoter shall not accept a sum of 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 as prescribed with such person and register 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 due within time, from the competent authorities. Any failure in this regard will invite 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 the unit as per BBAs already entered shall not be changed if it is prior to the date of possession mentioned in the detailed project information (DPI).
(xx)	The promoter shall comply with the requirement of section 11(1) and submit the quarterly up-to-date status of the project for each quarter.
(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 separate penal proceeding and imposes a penalty of Rs. Twenty-five lakhs for violation of sections 3 and 4 of the Real Estate (Regulation & Development) Act, 2016. The promoter shall deposit the penalty amount within 30 days of issuance of this certificate to permit registration of this part of the project to remain in force.
(ii)	The promoter is directed to comply all terms & conditions of the arbitration award announced by the award by Arbitration panel for allowing the registration of the project.
(iii)	The promoter(s) shall complete construction/ development works within a stipulated time period as per the license/ registration certificate. The inter-se dispute between the




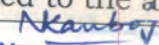
AUTHENTICATED
Asha
(Asha)
Chartered Accountant

AUTHENTICATED
N Kambej
(Naresh Kumar)
Chartered Accountant

	landowner and the developer cannot be allowed to prejudice the statutory rights of the innocent allottees to get their real estate units on time.
(iv)	The restriction from the selling of unsold inventory as imposed by the Authority in complaint number 22546 for passing directions under Section 34 (f) r/w Section 37 for ensuring compliance of obligations cast upon promoter is removed subject to the condition that all the sales proceeds of the unit in the project shall only be utilized for the completion (construction) of the project.
(v)	This registered certificate is issued without prejudice to the matter pending in litigation before the Commercial Court Gurugram/ Arbitration Panel/ Hon'ble High Court/ Hon'ble Supreme Court. Further, this registration certificate shall also be construed to be amended w.r.t. any variations as may be passed by the Commercial Court Gurugram/ Arbitration Panel/ Hon'ble High Court/ Hon'ble Supreme Court in the above-said matters.
(vi)	The promoter(s) shall get the structural audit done of the building(s) from an independent auditor of repute and submit its report on the completion of construction works.
(vii)	The promoter shall submit Annual Statements of Reports u/s 4(2)(l)(D) for the financial year 2021-22 and quarterly progress reports (QPR) for the last quarter (Sept 2022) within one month of issuance of this certificate to permit registration of this part of the project to remain in force.
(viii)	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 a 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.
(ix)	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.
(x)	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.
(xi)	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.
(xii)	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 declared to the authority.

CHECKED

SUMET
 ENGINEER EXECUTIVE

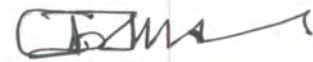
AUTHENTICATED

 (Asha)
 Chartered Accountant

AUTHENTICATED

 (Naresh Kumar)
 Chartered Accountant

(xiii)	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.
(xiv)	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.
(xv)	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.
(xvi)	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.
(xvii)	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 non-construction cost should be incurred and paid from the project cash inflow. The promoter has submitted an undertaking that all such liabilities if any, that arise in the future the same will be paid from the promoter's funds only.
(xviii)	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 Real Estate (Regulation and Development) Act, 2016 on expiry of registration certificate no. 13 of 2018 dated 11.01.2018 is granted vide agenda item of the Authority 13.12.2022.	
Registration Certificate is remain in force subject to the terms and conditions above in the interest of the allottees and binding on the promoter.	

Dated : 13.12.2022

Place : Gurugram



DR. KRISHANA KUMAR KHANDELWAL, IAS (R)
(Dr. K.K. Khandelwal)
CHAIRMAN
HARYANA REAL ESTATE REGULATORY AUTHORITY

Haryana Real Estate Regulatory Authority,
Gurugram
अध्यक्ष
हरियाणा वास्तु नियंत्रण प्राधिकरण
गुरुग्राम



OFFICE COPY

AUTHENTICATED

Nkambaj
(Naresh Kumar)
Chartered Accountant

AUTHENTICATED

Asha
(Asha)
Chartered Accountant

CHECKED
SUMEET
ENGINEER EXECUTIVE