

REGISTRATION NO. 45 of 2022

RC/REP/HARERA/GGM//570/302/2022/45

Date: 30.05.2022

UNIQUE NO. GENERATED ONLINE

RERA-GRG-PROJ-1054-2022

REGISTRATION CERTIFICATE

REAL ESTATE PROJECT – PLOTTED COLONY

NEW LOOK B1 B2 108

(108 Plots part of “Versalia” Project)

Already Registered with the Authority



HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY
AUTHORITY GURUGRAM**



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

**HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM****REGISTRATION NO. 45 of 2022**

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NEW LOOK B1 B2 108

(108 Plots part of “Versalia” Project)

Already Registered with the Authority

M/s New Look Builders and Developers Private Limited had acquired the above 108 plots in pursuance of the arbitral award and a business transfer agreement dated the 08th April 2020 where the transfer of business undertaking of “Versalia Projects” of M/s New Look Builders and Developers Private Limited (formally known as M/s Ansal Phalak Infrastructure Private Limited) on a slump sale basis (effective from 31st March 2020) was executed in favour of M/s Ansal Properties and Infrastructures Ltd. and in return the company got 108 plots and conveyance deed was executed and registered in favour of M/s New Look Builders and Developers Private Limited.

1. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project.

(A) PARTICULARS OF THE PART OF PROJECT REGISTERED

S.N.	Particulars	Details
(i)	Description/Name of the project	New Look B1 B2 108 (108 Plots part of “Versalia” Project)
(ii)	Location	Sector 67A, Gurugram (Part of “Versalia” Project)
(iii)	License no. and validity	License nos. 20 of 2018 dated 09.03.2018 valid upto 08.03.2023
(iv)	Total licensed area of the Versalia project in which plots under registration are situated	51.168 acres (plots under registration are part of “Versalia” project)
(v)	Area of project for registration	6.9472 acres (Total area of 108 plots)



(vi)	Nature of the project in which the plots under registration are situated	Plotted Colony
(vii)	Total saleable area of the plots	28114.34 sq.m. (Total area of 108 plots under registration)
(viii)	Number of plots	108 plots (details at Annexure-A)

(B) NAME OF THE PROMOTERS

S. N.	Particulars	Details
(i)	Promoter 1/License holders	20 of 2018 - M/s Saraswati Buildwell Pvt Ltd, M/s Mangal Murthi Realtors Pvt Ltd, M/s Ansal SEZ Projects Pvt Ltd and others
(ii)	Promoter 2/Collaborator of license no 20 of 2018	M/s Ansal Properties and Infrastructure Ltd.
(iii)	Promoter 3/Third party right holder who had purchased 108 plots from M/s Ansal Properties and Infrastructure Ltd	M/s New Look Builders and Developers Private Limited (third party rights by M/s New Look Builders and Developers Pvt. Ltd. acquired through conveyance deed)

(C) PARTICULARS OF THE PROMOTER 3/ THIRD PARTY RIGHT HOLDER

S. N.	Particulars	Details
(i)	Name	M/s New Look Builders and Developers Private Limited
(ii)	Registered Address	1st Floor, The Great Eastern Centre 70, Nehru Place behind IFCI Tower, New Delhi-110019
(iii)	Corporate Office Address	1st Floor, The Great Eastern Centre 70, Nehru Place behind IFCI Tower, New Delhi-110019
(iv)	Local Address	Marketing Centre, B Block, Esencia, Sector 67, Gurgaon, Haryana 122102
(v)	CIN	U70100DL2010PTC208167
(vi)	PAN	AAFCP6583P
(vii)	Status	Active
(viii)	Mobile No.	9654102918
(ix)	Landline No.	-
(x)	Email-Id	secretarial@newlookdevelopers.com
(xi)	Authorized Signatory	Anil Kansal

(E) PARTICULARS OF BANK ACCOUNTS

S. N.	Type of bank account	Account No	Branch name of the bank
(i)	Master Account of the Project (100%)	5345911165	Kotak Mahindra Bank Ltd., Gs-3A-3J, Ambadeep Building, GF, 14 K.G. Marg, New Delhi



(ii)	Separate RERA account of the project (70%)	5345911172	Kotak Mahindra Bank Ltd., Gs-3A-3J, Ambadeep Building, GF, 14 K.G. Marg, New Delhi
(iii)	Free account of the promoter of the project (30%)	5345911189	Kotak Mahindra Bank Ltd., Gs-3A-3J, Ambadeep Building, GF, 14 K.G. Marg, New Delhi

(F) VALIDITY OF REGISTRATION

The registration of this project shall be valid for the **period commencing from 30th May 2022 and ending with 31st March 2023** (completion date as declared by the promoter in REP-II) unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

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 to the agenda approved by the authority and detailed order dated 30.05.2022 passed in this regard.

(G) 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(s) third party right holder M/s New Look Builders and Developers Pvt. Ltd. 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)	M/s Ansal Property and Infrastructure Ltd. shall be responsible for infrastructure and community facilities/amenities in the "Versalia" project as per approval of layout plan by Director, Town and Country Planning, Haryana.
(iv)	The promoter(s) shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
(v)	The promoter collaborator M/s Ansal Properties and Infrastructure Ltd. shall deposit seventy percent of the amounts realized by the promoter 2 in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause (l) of sub-section (2) of section 4. (In the bank account mentioned in the registration of project "Versalia").
(vi)	The registration shall be valid for a period as mentioned above under the head "validity of registration" subject to validity of licenses/ BIP permissions granted by DTCP and promoter(s) shall be bound to obtain prior renewals thereof.
(vii)	The promoter(s) shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and

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JYOTI TADAV
PLANNING ASSISTANT

	Development) Rules, 2017 as applicable in the State and regulations made thereunder applicable in the jurisdiction of this authority;
(viii)	The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
(ix)	The promoter(s) 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.
(x)	<p>The total sale consideration shall be inclusive of all charges. No separate EDC/IDC are payable by the allottees except the total sale consideration. Attention is invited to model agreement for sale provided in the Haryana Real Estate (Regulation and Development) Rules, 2017. (Term 1.2)</p> <p><i>Explanation:</i></p> <p>(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);</i></p> <p>(ii) <i>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:</i></p> <p><i>Provided that, in case, there is any change/modification in the taxes/charges/fees/levies etc., the subsequent amount payable by the allottee to the promoter shall be increased/decreased based on such change/modification.</i></p>
(xi)	<p>The attention of the promoter(s) 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:</p> <p><i>“common areas” mean—</i></p> <p>(i) <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;</i></p> <p>(ii) <i>the staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;</i></p> <p>(iii) <i>the common basements, terraces, parks, play areas, open parking areas and common storage spaces;</i></p> <p>(iv) <i>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;</i></p> <p>(v) <i>installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;</i></p> <p>(vi) <i>the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;</i></p> <p>(vii) <i>all community and commercial facilities as provided in the real estate project;</i></p> <p>(viii) <i>all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;</i></p>



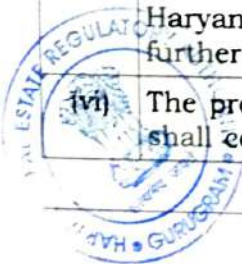
(xii)	The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of drawings and approvals with the real estate agent registered with the HARERA. In case of introduction of new real estate agent or change/deletion of real estate agent as mentioned in the DPI, the promoter(s) shall inform the same to the authority.
(xiii)	There shall not be any subvention scheme/ assured returned scheme for the registered project without prior approval of the authority.
(xiv)	The promoter(s) at the time of booking and issue of allotment letter shall be responsible to make available to the allottee, the following information, namely- (a) Sanction plan, layout plans along with specification, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the authority. (b) The stage wise time schedule of completion of the project including the provisions for civic infrastructure like water, sanitation and electricity. [Obligation of the promoter under section 11(3)]
(xv)	The promoter(s) shall enable the formation 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. [Obligation of the promoter under section 11(4)(e),]
(xvi)	At the time of issue of allotment letter an application form for membership of the association of allottee shall be got filled up from the allottee. The promoter shall incorporate a condition in the allotment letter that buyer of unit shall enrol himself as a member of association of allottees to be registered for this project (project "Versalia"). Every allottee of the apartment, plot or building, as the case may be, shall participate towards the formation of an association or society or corporative society or the allottees, or a federation of the same. [Duty of the allottee under section 19(9)]
(xvii)	The promoter shall issue the allotment letter as per 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.
(xviii)	The promoter shall declare details of the unit along with specifications, payment plan and time for handing over of possession of unit after obtaining all required approvals from the competent authority.
(xix)	As per section 13(1), the promoter(s) shall not accept a sum more than ten per cent 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.



(xx)	The promoter(s) is obligated to take various approval/renewals whenever due on time, from the competent authorities. Any failure in this regard will invite stringent action as per the provision of the law against the promoter.
(xxi)	The promoter(s) shall comply with the requirement of section 11(1) and submit the quarterly up-to-date status of the project for each quarter.
(xxii)	The promoter(s) 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.
(xxiii)	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.

(H) COMPLIANCES TO BE MADE BY THE PROMOTER

(i)	M/s New Look Builders and Developers Private Limited (formally known as M/s Ansal Phalak Infrastructure Private Limited) had applied and got registration for the part of real estate project/phases vide registration no. 336 of 2017 & 154 of 2017. However, the company claimed that they did not have any interest in said projects. So, M/s Ansal Properties & Infrastructure Limited, the collaborator in the said license, shall make an application for necessary amendments in the above registration no. 336 of 2017 & 154 of 2017 and provide necessary supporting documents within 90 days of issuance of this registration certificate.
(ii)	The promoter third party right holder M/s New Look Builders and Developers Pvt. Ltd. has submitted a penalty of Rs. Fifty lacs which is imposed by the authority for violation of section 3 of the Act of 2016 vide demand draft no. "701476" 000485000 amounting to Rs. Fifty lacs in favour of Real Estate Regulatory Authority, Gurugram issued by Kotak Mahindra Bank, Branch 0261-Gurgaon-Mehrauli Gurgaon Road. (Sale of units without registration of the project of 108 plots)
(iii)	In case of failure to submit the penalty within fifteen days from the date of issuance of registration certificate then the amount collected from the allottee will be refunded with interest at the prescribed rate within one month thereafter.
(iv)	The allottee shall be entitled to obtain the information relating to sanctioned plans, layout plans along with the specifications, approved by the competent authority and such other information as provided in the Act of 2016 or the rules and regulations made thereunder or the agreement for sale signed with the promoter and promoter third party right holder is directed to get & provide this information from M/s Ansal Properties and Infrastructures Ltd.
(v)	In view of the response of DTCP, Haryana vide its letter no. Memo no. Misc-862 (Loose)/2022/3903 dated 20.05.2022 that colonizer can execute the conveyance deed of any plot in residential plotted colonies after obtaining license and approval of layout plan from Director, Town and Country Planning, Haryana on registration of the said real estate project with the authority further necessary action be taken accordingly.
(vi)	The promoter collaborator M/s Ansal Properties and Infrastructure Limited 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 in the authority within a period of three months.
(vii)	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.
(viii)	The promoter is directed to clear the title of the project land from any litigations before the offer of possession and if due to the above litigation, any allottee gets the defective title of land and in case of any loss caused to him due to defective title of the land then the allottee would be entitled to get compensation as provided in section 18(2) of the Act.
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.	

Dated : 30.05.2022

Place : Gurugram



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

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

ANNEXURE - A 'DETAILS OF PLOTS'

S. N.	Plot No.	APIL RERA	Block	TYPE	Area (Sq.Mt)	Area (Sq.Yd)	Plot classification
1	3291	B2	G	IIIa	275.00	328.90	General
2	3292	B2	G	IIIa	275.00	328.90	General
3	3293	B2	G	IIIa	275.00	328.90	General
4	3294	B2	G	IIIa	275.00	328.90	General
5	3295	B2	G	IIIa	275.00	328.90	General
6	4000	B1	H	IV	292.00	349.23	General
7	4001	B1	H	III	250.00	299.00	General
8	4002	B1	H	III	250.00	299.00	General

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JYOTI VASAV
PAPERWORKER

S. N.	Plot No.	APIL RERA	Block	TYPE	Area (Sq.Mt)	Area (Sq.Yd)	Plot classification
9	4003	B1	H	III	250.00	299.00	General
10	4004	B1	H	III	250.00	299.00	General
11	4005	B1	H	III	250.00	299.00	General
12	4006	B1	H	III	250.00	299.00	General
13	4007	B1	H	III	250.00	299.00	General
14	4008	B1	H	III	250.00	299.00	General
15	4009	B1	H	III	250.00	299.00	General
16	4010	B1	H	III	250.00	299.00	General
17	4011	B1	H	III	250.00	299.00	General
18	4012	B1	H	III	250.00	299.00	General
19	4013	B1	H	III	250.00	299.00	General
20	4014	B1	H	III	250.00	299.00	General
21	4015	B1	H	III	250.00	299.00	General
22	4016	B1	H	III	250.00	299.00	General
23	4017	B1	H	III	250.00	299.00	General
24	4018	B1	H	III	250.00	299.00	General
25	4019	B1	H	III	250.00	299.00	General
26	4020	B1	H	III	250.00	299.00	General
27	4021	B1	H	III	250.00	299.00	General
28	4022	B1	H	III	250.00	299.00	General
29	4023	B1	H	III	250.00	299.00	General
30	4024	B1	H	III	250.00	299.00	General
31	4025	B1	H	III	250.00	299.00	General
32	4026	B1	H	III	250.00	299.00	General
33	4027	B1	H	III	250.00	299.00	General
34	4028	B1	H	III	250.00	299.00	General
35	4029	B1	H	III	250.00	299.00	General
36	4030	B1	H	III	250.00	299.00	General
37	4031	B1	H	III	250.00	299.00	General
38	4032	B1	H	III	250.00	299.00	General
39	4033	B1	H	III	250.00	299.00	General
40	4034	B1	H	III	250.00	299.00	General
41	4035	B1	H	III	250.00	299.00	General
42	4036	B1	H	III	250.00	299.00	General
43	4037	B1	H	III	250.00	299.00	General
44	4038	B1	H	III	250.00	299.00	General
45	4039	B1	H	V	350.00	418.60	General
46	4040	B1	H	IVa	312.50	373.75	General
47	4041	B1	H	III	250.00	299.00	General
48	4042	B1	H	III	250.00	299.00	General
49	4043	B1	H	III	250.00	299.00	General
50	4044	B1	H	III	250.00	299.00	General
51	4045	B1	H	III	250.00	299.00	General
52	4046	B1	H	III	250.00	299.00	General
53	4047	B1	H	III	250.00	299.00	General
54	4048	B1	H	III	250.00	299.00	General
55	4049	B1	H	IVa	333.50	398.87	General
56	4050	B1	H	V	377.38	451.35	General
57	4051	B1	H	III	250.00	299.00	General
58	4052	B1	H	III	250.00	299.00	General
59	4053	B1	H	III	250.00	299.00	General



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S. N.	Plot No.	APIL RERA	Block	TYPE	Area (Sq.Mt)	Area (Sq.Yd)	Plot classification
60	4054	B1	H	III	250.00	299.00	General
61	4055	B1	H	III	250.00	299.00	General
62	4056	B1	H	III	250.00	299.00	General
63	4057	B1	H	III	250.00	299.00	General
64	4058	B1	H	III	250.00	299.00	General
65	4059	B1	H	IVa	312.50	373.75	General
66	4060	B1	H	III	253.75	303.49	General
67	4061	B1	H	III	253.75	303.49	General
68	4062	B1	H	III	250.00	299.00	General
69	4063	B1	H	III	250.00	299.00	General
70	4064	B1	H	III	250.00	299.00	General
71	4065	B1	H	III	250.00	299.00	General
72	4066	B1	H	III	250.00	299.00	General
73	4067	B1	H	III	250.00	299.00	General
74	4068	B1	H	III	250.00	299.00	General
75	4069	B1	H	III	225.13	269.26	General
76	4070	B1	H	III	269.00	321.72	General
77	4071	B1	H	III	250.00	299.00	General
78	4072	B1	H	III	250.00	299.00	General
79	4073	B1	H	III	250.00	299.00	General
80	4074	B1	H	III	250.00	299.00	General
81	4075	B1	H	III	250.00	299.00	General
82	4076	B1	H	III	250.00	299.00	General
83	4077	B1	H	III	250.00	299.00	General
84	4078	B1	H	V	345.88	413.67	General
85	4079	B1	H	Va	402.00	480.79	General
86	4080	B1	H	III	250.00	299.00	General
87	4081	B1	H	III	250.00	299.00	General
88	4082	B1	H	III	250.00	299.00	General
89	4083	B1	H	III	250.00	299.00	General
90	4084	B1	H	III	250.00	299.00	General
91	4085	B1	H	IV	299.63	358.36	General
92	4109	B1	H	IIIa	275.00	328.90	General
93	4110	B1	H	IIIa	275.00	328.90	General
94	4111	B1	H	IIIa	275.00	328.90	General
95	4112	B1	H	IIIa	275.00	328.90	General
96	4113	B1	H	IIIa	275.00	328.90	General
97	4114	B1	H	IIIa	275.00	328.90	General
98	4115	B1	H	IIIa	275.00	328.90	General
99	4116	B1	H	IIIa	275.00	328.90	General
100	4117	B1	H	IIIa	275.00	328.90	General
101	4118	B1	H	IIIa	275.00	328.90	General
102	4119	B1	H	IIIa	275.00	328.90	General
103	4120	B1	H	IIIa	275.00	328.90	General
104	4121	B1	H	Ila	232.44	278.00	General
105	4122	B1	H	Ila	232.44	278.00	General
106	4123	B1	H	Ila	232.44	278.00	General
107	4124	B1	H	Ila	232.44	278.00	General
108	4125	B1	H	Ila	232.44	278.00	General

