

REGISTRATION NO. 66 of 2022

RC/REP/HARERA/GGM/591/323/2022/66

Date: 18.07.2022

UNIQUE NO. GENERATED ONLINE

RERA-GRG-PROJ-1005-2022

REGISTRATION CERTIFICATE

REAL ESTATE PROJECT

BAANI CITY CENTER



सत्यमेव जयते

HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY
AUTHORITY GURUGRAM**

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

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM



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REGISTRATION CERTIFICATE

REAL ESTATE PROJECT BAANI CITY CENTER

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)	Name of the project	Baani City Center
(ii)	Location	Sector- 63, Gurugram
(iii)	License no. and validity	License no. 80 of 2010 dated 15.10.2010 valid upto 14.10.2023
(iv)	Total licensed area of the project	3.656 Acres
(v)	Area of phase for registration	2.2690 acres
(vi)	Nature of the project	Commercial Colony
(vii)	Total FAR area of the project	13,323.78 Sqm
(viii)	Number of units	406

(B) NAME OF THE PROMOTERS

S. N.	Particulars	S.N.	Details
(i)	Promoter 1/License holders	1.	M/s Aaliyah Real Estate Pvt. Ltd.

(C) PARTICULARS OF THE PROMOTER 1/ DEVELOPER

S. N.	Particulars	Details
(i)	Name	M/s Aaliyah Real Estate Pvt. Ltd.
(ii)	Registered Address	Corporate One, Ground Floor, Plot No. 5 District Center, New Delhi- 110025
(iii)	Corporate Office Address	271, Udyog Vihar, Ph-II, Gurugram, Haryana

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(iv)	Local Address	Khasra No. 24-25, Village Maidawas, Sector-63, Gurugram, Haryana
(v)	CIN	U45201DL2006PTC147875
(vi)	PAN	AAGCA3215N
(vii)	Status	Active
(viii)	Mobile No.	+91 9810-022-264
(ix)	Landline No.	+91 1244-222-264
(x)	Email-Id	info@baani.com
(xi)	Authorized Signatory	Sh. Rajnish Dutt

(D) PARTICULARS OF BANK ACCOUNTS

S. N.	Type of bank account	Account No	Branch name of the bank
(i)	Master Account of the Project (100%)	922020023295299	Axis Bank and Green Park, New Delhi-110016
(ii)	Separate RERA account of the project (70%)	922020023997144	Axis Bank and Green Park, New Delhi-110016
(iii)	Free account of the promoter of the project (30%)	922020023639550	Axis Bank and Green Park, New Delhi-110016

(E) VALIDITY OF REGISTRATION

The registration of this project shall be valid for the **period commencing from 18th July, 2022 and ending with 17th Feb, 2025** (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 dated 18.07.2022 passed in this regard.

(F) 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 convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
(iv)	The promoter shall deposit seventy percent of the amounts realized by the promoter in a separate account to be maintained in a schedule bank to cover

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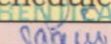
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	the cost of construction and the land cost to be used only for that purpose as per sub-clause(D) of clause (l) of sub-section (2) of section 4;
(v)	The registration shall be valid for a period as mentioned above under the head "validity of registration" subject to validity of licenses granted by DTCP and promoters shall be bound to obtain prior renewals thereof.
(vi)	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;
(vii)	The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
(viii)	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.
(ix)	<p>The apartment or building shall be sold only on carpet area basis and not on super area basis and the total sale consideration shall be inclusive of all charges. No separate EDC/IDC are payable by the allottees except the total sale consideration.</p> <p>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>
(x)	<p>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:</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) 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>
(xi)	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 shall inform the same to the authority.
(xii)	There shall not be any subvention scheme/ assured returned scheme for the registered project without prior approval of the authority.
(xiii)	<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, 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.</p> <p>(b) The stage wise time schedule of completion of the project including the provisions for civic infrastructure like water, sanitation and electricity.</p> <p>[Obligation of the promoter under section 11(3)]</p>
(xiv)	<p>The promoter 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.</p> <p>[Obligation of the promoter under section 11(4)(e),]</p>
(xv)	<p>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.</p> <p>The promoter shall incorporate a condition in the allotment letter that buyer of unit shall enroll himself as a member of association of allottee to be registered for this project.</p>

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 : 18.07.2022

Place : Gurugram



DR. KRISHANA KUMAR KHANDELWAL, IAS (R)

(Dr. K.K. Khandelwal)

Chairman

Haryana Real Estate Regulatory
Authority, Gurugram

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