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RE	GISTRATION NO. 7	1 of 2023	
RC/REP/HARERA/GG	M/727/459/2023/71	Date: 19.06.2023	
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FORM 'REP-III' [See rule 5 (1)] HARYANA REAL ESTATE REGULATORY AUTHORITY **GURUGRAM** URUGRAM **REGISTRATION NO. 71 of 2023** RC/REP/HARERA/GGM/727/459/2023/71 Date: 19.06.2023 UNIQUE NO. GENERATED ONLINE RERA-GRG-PROJ-1360-2023 **REGISTRATION CERTIFICATE** REAL ESTATE PROJECT **Courtyard 37D** 1. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project. (A) PARTICULARS OF THE PROJECT REGISTERED S.N. Particulars Details Name of the project Courtyard 37D (i) Location (ii) Sector-37D, Gurugram (iii) License no. and validity 47 of 2023 dated 02.03.2023 Valid up to 01.03.2028 (iv) Total licensed area of 2.20 acres the project (v) Area of project for 2.20 acres registration (vi) Nature of the project Commercial Plotted Colony (SCO) (vii) Total FAR area of the 11,217.87 sqm project (viii) Number of Blocks 1 Number of units (ix) 27 **(B) NAME OF THE PROMOTERS** S. N. **Particulars** S.N. Details Promoter M/s Eternal Housing Infra LLP (i) 1/License 1. holder (C) PARTICULARS OF THE PROMOTER 1/ DEVELOPER S. N. **Particulars** Details (i) Name M/s Eternal Housing Infra LLP **Registered Address** (ii) Plot No. 32, Back Portion, Ground Floor, Block A, Naraina Industrial Area, Phase 1, New Delhi, Southwest Delhi, Delhi, 110028 **OUTHENTICATED** AUTHENTICATED Mun Page 1 of 6 SUMEET ENGINEERING OFFICER

(iii)	Corporate Office Address	1205, Emaar Palms Sector 54, Gurgaon	-	-	a, Golf Course Road,
(iv)	Local Address	1205, Emaar Palms Sector 54, Gurgaon	•	0	a, Golf Course Road,
(v)	LLPIN	ABA-1105			
(vi)	PAN	AAJFE4531H			
(vii)	Status	Active			
(viii)	Mobile No.	9310937275			
(ix)	Landline No.	0124-4965-499			
(x)	Email-Id	info@royalgreenreal	ty.c	com	
(xi)	Authorized Signatory	Sh. Balram Jha			
(D)	PARTICULARS OF BAN	K ACCOUNTS			
S. N.	Type of bank account	Account No		Brand	ch name of the bank
(i)	Master Account of the Project (100%)	99909050000000)		Bank Limited. Vatika ndia Place, MG Road, on
(ii)	Separate RERA account of the project (70%)	99909717886337	7		Bank Limited. Vatika ndia Place, MG Road, on
(iii)	Free account of the promoter of the project		Ļ		Bank Limited. Vatika ndia Place, MG Road,

(E) VALIDITY OF REGISTRATION

(30%)

The registration of this project shall be valid for the **period commencing from 19th** June 2023 and ending with 29th February 2028 (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.

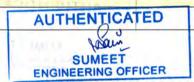
Gurgaon

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.

(F) CONDITIONS OF REGISTRATION

2. This registration is granted subject to the following conditions, namely: -

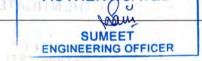
- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed in the Haryana Real Estate (Regulation and Development) Rules, 2017 and amended as per requirements and approved by the authority.
- (ii) The promoter shall offer to execute and register a conveyance deed in favour 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.



REGISTRATION NO. 71 of 2023

 (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 the cost of construction and the land cost to be used only for that purpose a per sub-clause(D) of clause (I) of sub-section (2) of section 4; (iv) The registration's subject to validity of licenses granted by DTCP ampromoters shall be bound to obtain prior renewals thereof. (vi) The promoter shall comply with the provisions of the Real Estate (Regulation an Development) Act, 2016 and the Haryana Real Estate (Regulation an Development) Act, 2016 and the Haryana Real Estate (Regulation an Development) Rules, 2017 as applicable in the state and regulations may thereunder applicable in the jurisdiction of this authority; (vii) The promoter shall not contravene the provisions of any other law for the timbeing in force as applicable to the project. (viii) The promoter shall comply with all other terms and conditions as mentione in the attached detailed project information (DPI) and as conveyed by the Authority from time to time. (ix) The apartment or building shall be sold only on carpet area basis and not os super area basis and the total sale consideration shall be inclusive of a charges. No separate EDC/IDC are payable by the allottees except the tot sale consideration. Attention is invited to 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) allottee(s) to the Promoter towards the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case many be) allottee(s) or the complete authority, as the case may be) allottee(s) or t			
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	(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;
	(vii)	all community and commercial facilities as provided in the real estate project;
	(viii)	all other portion of the project necessary or convenient for its maintenance safety, etc., and in common use;
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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. 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)] The promoter shall issue the allotment letter as per draft annexed in the (xvi) 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. (xvii) 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. (xviii) As per section 13(1), the promoter 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. (xix) The promoter 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. (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. The authority reserves its right to initiate penal proceedings for violation of (xxii) various provisions of the Real Estate (Regulation & Development) Act, 2016 and rules and regulations made thereunder. COMPLIANCES TO BE MADE BY THE PROMOTER (G) (i) The promoter shall submit the Approved Service Plan and Estimate within 3 months from the issuance of the registration certificate; The promoter shall submit the Forest NOC within 3 months from the (ii) issuance of the registration certificate; (iii) The promoter has submitted a DD vide no. 026218 dated 29.05.2023 amounting to Rs. 25 lakhs as a security amount towards the submission of Approved Service Plan and Estimate. This DD amount shall be forfeited in case the respective conditions are not fulfilled by the promoter within the stipulated time period mentioned in the AUTHENTIC Jan SUMEET

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- (iv) 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 in the authority within a period of three months.
- (v) 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 : 19.06.2023 **Place** : Gurugram



(Arun Kumar Gupta) Chairman Haryana Real Estate Regulatory Authority, Gurugram

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