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**HARYANA REAL ESTATE REGULATORY AUTHORITY,  
HUDA COMPLEX, SECTOR- 6, PANCHKULA-134109**

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

**REGISTRATION CERTIFICATE OF PROJECT  
(Regd. No. 190 of 2017 dated 14.09.2017)**

To

Elan Buildcon Pvt. Ltd.  
H.No. L-1-1100,  
G/F Sangam Vihar, Gali No-25,  
New Delhi

Memo No. HRERA-137(a)/2017/1072

Dated 14.09.2017

**Subject: Registration of Real Estate Project Area 5.91875 Acres Commercial Project ("Elan Miracle") situated in Sector 84, Village Hayatpur, Gurugram, Haryana by Elan Buildcon Pvt. Ltd. under RERA Act, 2016 and HRERA Rules, 2017**

**Ref: Your application dated 24.07.2017 and dated 25.08.2017**

Your request for registration of Commercial Project for Area 5.91875 Acres situated in Sector 84, Village Hayatpur, Gurugram, Haryana with regard to License no. 34 of 2014 dated 12.06.2014 issued by the Director, Town and Country Planning Department, Haryana, has been examined vis-a-vis the provisions of the Real Estate (Regulation and Development) Act, 2016 and HRERA Rules, 2017 and accordingly a registration certificate is herewith issued with following terms and conditions:-

- (i) The Promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (ii) The Promoter shall deposit seventy percent of the amount to be realized from the allottees by the Promoter in a separate account to be maintained in a schedule bank to meet exclusively the cost of land and construction purpose as per provision of Section 4 (2) (L) (D);
- (iii) The registration shall be valid for a period commencing from 14.09.2017 to 13.09.2023;
- (iv) The Promoter shall offer to execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment, plot or building as the case may be, or on the common areas as per provision of section 17 of the Act;
- (v) The Promoter shall take all the pending approvals from various competent authorities on time;
- (vi) The Promoter shall pay all outstanding payment i.e. land cost, construction cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, bank and

financial institutions which are related to the project until he transfers the physical possession of the real estate project to the allottees or the associations of allottees, as the case may be;

- (vii) The Promoter shall be responsible for providing and maintaining the essential services, on reasonable charges, till the taking over of the maintenance of the project by the Municipal Corporation, Gurugram or any other local authority/Association of the Allottees, as the case may be;
- (viii) The Promoter shall not accept a sum 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 with such person and register the said agreement for sale, under any law for the time being in force;
- (ix) The Promoter shall adhere all the terms and conditions of this registration and license, sanctioned plans and other permissions issued by Competent Authorities. In case any deficiency in fee is found at later stage and the same shall be recoverable from the promoter/owner accordingly.
- (x) The promoter shall return the amount with interest in case, allottee wishes to withdraw from the project due to discontinuance of promoter's business or promoter fails to give possession of the apartment/plot in accordance with terms and conditions of agreement for sale in terms of sub-section(4) of Section-19. The promoter shall return the entire amount with interest as well as the compensation payable. The rate of interest payable by the promoter to the allottee or by the allottee to the promoter, as the case may be, shall be the State Bank of India highest marginal cost of lending rate plus two percent. The promoter shall adhere the provisions of The Real Estate (Regulation and Development) Act, 2016 and its Rules 2017 issued by the State Government.
- (xi) The promoter shall adopt the model agreement for sale (Annexure-A) of the Haryana Real Estate (Regulation and Development) Rules, 2017 at the time of booking from the prospective allottees.
- (xii) The Promoter shall, upon receiving his Login Id and password under clause(a) of sub-section (1) or under sub-section (2) of section 5, as the case may be, create his web page on the website of the Authority and enter all details of the proposed project as provided under sub-section (2) of section 4, including the followings:-
- a) details of the registration granted by the authority;
  - b) quarterly up-to-date list of number and type of apartments for plots, as the case may be, booked;
  - c) quarterly up-to-date the list of number of garages/covered parking lot booked;
  - d) quarterly up-to-date the list of approvals taken and the approvals which are pending subsequent to commencement certificate;
  - e) quarterly up-to-date status of the project; and

f) such other information and documents as may be specified by the regulations made by the authority.

(xiii) The Promoter shall be responsible to make available to the allottees, the following information at the time of the booking and issue of allotment letter:-

- a) sanctioned plans, layout, along with specifications, approved by the competent authority and other information as prescribed in Rule 14 of 2017 framed under the provision of the Real Estate (Regulation and Development) Act 2016 and the same shall be displayed 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.

(xiv) The registration is subject to following conditions:-

- a) the promoter shall submit the detail of development work plan as provided in Rule 14(1) (a) (b) (c) VII of the Rules of HRERA within one month time.

  
**Executive Director**  
**HARYANA REAL ESTATE REGULATORY AUTHORITY**

Subject:

Ref:

stated in Sector 24, Village ...  
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- (i) The Promoter shall comply with the provisions of the Act and the rules and regulations made there under.
- (ii) The Promoter shall deposit seventy percent of the amount to be realized from the allottees by the Promoter in a separate account to be maintained in a schedule bank to meet exclusively the cost of land and construction period as per provision of Section 4 (2)(d) (D).
- (iii) The registration shall be valid for a period commencing from 14.09.2017 to 13.09.2022.
- (iv) The Promoter shall take all the necessary and required steps to complete the allotment of the allottees in the possession of the allottees as the case may be in the apartment, plot or building as the case may be in on the allotment date as per provision of section 17 of the Act.
- (v) The Promoter shall take all the pending approvals from various competent authorities as may be required.
- (vi) The Promoter shall pay all outstanding payments of land and construction cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including parking fees and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, bank and