

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

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

**REGISTRATION CERTIFICATE OF PROJECT
(Regd. No. 68 of 2017 dated 18.08.2017)**

To

International Land Developers Pvt. Ltd.
B-418, New Friends Colony,
New Delhi 110065.

Memo No. HRERA(Reg.)553(a)/2017/ 336

Dated 18.08.2017

**Subject: Registration of 4.26 acres Group Housing Project ("GSR Drive by
ILD-Phase I [Tower no. A, B, C and D+EWS]") situated in Village
Hariyahera, Sector 36, Tehsil Sohna, District Gurugram by
International Land Developers Pvt. Ltd. under RERA Act, 2016 and
HRERA Rules, 2017**

Ref: Your application dated 31.07.2017

Your request for registration of Group Housing Project for 4.26 acres, situated in Village Hariyahera, Sector 36, Tehsil Sohna, District Gurugram with regard to License no. 89 of 2013 dated 23.10.2013 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 published draft Rules of HRERA, 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 18.08.2017 to 17.12.2021;
- (iv) The Promoter shall enter into an agreement for sale with the allottees as prescribed in the Act and Rules made thereunder;
- (v) 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;

- (vi) The Promoter shall take all the pending approvals from various competent authorities on time
- (vii) 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;
- (viii) 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;
- (ix) 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;
- (x) The Promoter shall adhere all the terms and conditions of this registration and license, sanctioned plans and other permissions issued by Competent Authorities
- (xi) 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.

(xii) 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, 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.

Executive Director
HARYANA REAL ESTATE REGULATORY AUTHORITY

Secretary, Haryana Real Estate Regulatory Authority, Sector 34, Tehsil Gurgaon, District Gurgaon
Registration No. A, B, C and D-2017 situated in Village
Banyana, Sector 34, Tehsil Gurgaon, District Gurgaon by
International Land Developers Pvt. Ltd. under RERA Act, 2016 and
Haryana Rules, 2017

Your application dated 31.07.2017

Your request for registration of Group Housing Project for 4-26 acres
situated in Village Banyana, Sector 34, Tehsil Gurgaon, District Gurgaon with
regard to license number of 2017 dated 23.10.2017 issued by the Director, Town and
Country Planning Department, Haryana, has been examined in the light of provisions
of the Real Estate (Regulation and Development) Act, 2016 and published Real
Estate (Haryana) Rules, 2017 and accordingly a registration certificate is hereby issued
with following terms and conditions:

The promoter shall comply with the provisions of the Act and the rules and
regulations made thereunder.

The Promoter shall deposit securely placed of the amount to be received
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)(b) RERA.

The registration shall be valid for a period commencing from 15.07.2017 to
15.12.2017.

The Promoter shall enter into an agreement or sale with the allottees as
prescribed in the Act and rules made thereunder.

The Promoter shall refer a security and register a mortgage deed in favour
of the allottees of the amount of the allotment, in the case of, of the
apartment, plot or building as the case may be, or the amount of the