

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

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

**REGISTRATION CERTIFICATE OF PROJECT
(Regd. No. 220 of 2017 dated 18.09.2017)**

To

Ocus Skycrapers Realty Ltd.
C-94, First Floor, Shivalik,
New Delhi 110017

Memo No. HRERA-588/2017/1109

Dated 18.09.2017

Subject: Registration of Real Estate Project Area 4.44 Acres Commercial Colony ("Ocus 24K") situated in Sector 68, Village Badshahpur, District Gurugram, Haryana by Ocus Skycrapers Realty Ltd. under RERA Act, 2016 and HRERA Rules, 2017


Ref: Your application dated 31.07.2017 and 08.09.2017

Your request for registration of Commercial Colony for Area 4.44 Acres situated in Sector 68, Village Badshahpur, District Gurugram, Haryana with regard to License no. 76 of 2012 dated 01.08.2012, 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 18.09.2017 to 17.09.2022
- (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;



Executive Director

HARYANA REAL ESTATE REGULATORY AUTHORITY

[Faint, mostly illegible text from the reverse side of the page, including phrases like 'Your request for registration of Commercial Colony for Area 4.45 Acres situated at Sector 104 Village Badlihatola, District Gurgaon, Haryana with regard to license no. 76 of 2012 dated 01.08.2012 issued by the District Town and Country Planning Department, Haryana, has been considered in view of the provisions of the Real Estate (Regulation and Development) Act, 2016 and Haryana Rules, 2017 and accordingly a registration certificate is transferred with following terms and conditions:']

[Faint list of conditions:]

- [1] The promoter shall comply with the provisions of the Act and the rules and regulations made there under.*
- [2] The promoter shall deposit every payment of the amount to be realized from the allottees by the promoter in a separate account to be maintained in a scheduled bank to such authority. The use of fund and construction purpose as per provision of Section 4(1) of the Act.*
- [3] The registration shall be valid for a period commencing from 18.09.2017 to 17.09.2022.*
- [4] The promoter shall allow to exercise and register a charge over land of the allottees at the discretion of the allottees, at the rate may fix of the allotment, but in holding as the case may be, at an the common areas as per provision of section 17 of the Act.*
- [5] The promoter shall take all the pending approvals from various competent authorities as time.*
- [6] The promoter shall pay all outstanding property tax, water and sewerage charges, ground rent, municipal or other local taxes, charges for water or electricity maintenance charges, including mortgage loan and interest on mortgage in other circumstances and such other liabilities payable to competent authorities bank and financial institutions which are related to the project until he transfers the amount.*

