



CONDITIONS OF REGISTRATION

This registration is granted subject to the following conditions, namely:—

- (i) Since the promoter have completed 94% of construction. The promoter shall revalidate the EC and AAI before applying for OC.
- (ii) In draft agreement for sale, apart from collaborator, signatures of license holders as a confirming party are to be ensured, and the draft for same shall be submitted within 15 days of issuance of certificate.
- (iii) The promoter shall inform the revenue department for entry in the revenue record that project land is licensed and bonded for setting up of group housing colony and no future transactions can take place without approval of DTCP and HARERA, Gurugram. Copy of the above shall be submitted within 15 days of issuance of certificate.
- (iv) The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government;
- (v) 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;
- (vi) 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.
- (vii) 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 as per sub-clause (D) of clause (1) of sub-section (2) of section 4;
- (viii) 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 and regulations made thereunder and applicable in the State;
- (ix) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (x) The promoter shall comply with all other terms and conditions as conveyed by the Authority.

VALIDITY OF REGISTRATION

The registration shall be valid for the period commencing from September, 2018 and ending with 31st August, 2019 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.

REVOCATION OF REGISTRATION

If, the above-mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made thereunder.

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

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM



NO. RC/REP/HARERA/GGM/2018/	15
DATE	11-09-2018

REGISTRATION CERTIFICATE REAL ESTATE PROJECT **VIPUL LAVANYA**

This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project under project registration number as mentioned above

PARTICULARS OF THE NEW PROJECT			
S.N.	Particular	Detail	
1.	Name of the project	Vipul Lavanya (Tower-2 & 3)	
2.	Location	Sector 81, Nawada-Fatehpur, Manesar, Gurugram	
3.	Total licensed area of the project	10.512 Acres of License No. 26 of 2010 issued in the name M/s Graphic Research Consultants India Pvt. Ltd. (7.381 Acres), Abhipra Trading Pvt. Ltd. (1.612 Acres) and Vineeta Trading Pvt. Ltd. (1.519 Acres)	
4.	Area of project for registration	2.282 Acres out of total site area 10.512 Acres	
5.	Type of Project	Group Housing Colony	
6.	Total FAR of the phase registered	15,717.42 sq. Mtrs.	
7.	Number of Towers	2 Towers (Tower - 2 & 3)	
8.	Number of Units	116	
9.	Height of Building/No. of Storeys	Towers	No. of storeys
		Tower-2	G+14
		Tower-3	S+14
			Height of the building
			44.70 mtrs
			44.70 mtrs

NAME OF THE PROMOTERS/		
S.N.	Particular	Detail
1.	Promoter 1/License holder	Graphic Research Consultants India Pvt. Ltd.
2.	Promoter 2/License holder	Abhipra Trading Pvt. Ltd.
3.	Promoter 3/License holder	Vineeta Trading Pvt. Ltd.
4.	Promoter 4/Developer	Vipul Limited

PARTICULARS OF THE PROMOTER 4/ DEVELOPER		
S.N.	Particular	Detail
5.	Name	Vipul Limited
6.	Registered Address	Regus Rectangle, level 4, rectangle 1D4, Commercial complex, Saket, New Delhi-110017
7.	Corporate Office Address	Vipul Tech Square, Golf Course Road, Sector-43, Gurugram-122009
8.	Local Address	Same as above
9.	CIN	L65923DL2002PLC167607
10.	PAN	AAACA5396C
11.	Status	Active
12.	Mobile No.	+91-9871240588
13.	Landline No.	+0124-4065500
14.	Email-Id	secretarial@vipulgroup.in
15.	Authorized Signatory	Mr. Rakesh Sharma

FINANCIAL DETAILS		
S.N.	Particular	Amount (in Lakhs)
1.	Estimated Cost	₹ 6394
2.	Amount spent up to date	₹ 6024
3.	Balance to be spent on the project	₹ 370
4.	Cost of infrastructure for the whole project area of 10.512 acres	₹ 2711.97
5.	No. of units sold	104

This registration certificate is based on the information supplied by the promoter and an authenticated brief of which is annexed here with.

Dated: 08.09.2018
Place: Gurugram



(Dr. K.K. Khandelwal)
Chairman
Haryana Real Estate Regulatory Authority
Gurugram

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