



CONDITIONS OF REGISTRATION

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

- (i) The promoter shall not build above 30 mtrs. without obtaining AAI approval.
- (ii) The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government;
- (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;
- (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.
- (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 as per sub-clause (D) of clause (1) of sub-section (2) of section 4;
- (vi) 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;
- (vii) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (viii) 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 December, 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/	14
DATE	06-09-2018

REGISTRATION CERTIFICATE REAL ESTATE PROJECT PICASSO CENTRE

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	Picasso Centre
2.	Location	Sector-61, Golf Course Extension Road, Gurugram
3.	Total licensed area of the project	2 362 Acres of License No. 278 of 2007 issued in the name M/s Era Resorts Pvt. Ltd. valid upto 16.12.2019
4.	Area of project for registration	2 362 Acres
5.	Type of Project	Commercial Colony
6.	Total FAR of the phase registered	14338.521 sq. Mtrs
7.	Number of Towers	1
8.	Number of Units	123
9.	Height of Building/No. of Storeys	30 mtrs. / 2 basement + 8 storeys

PARTICULARS OF THE PROMOTER		
S.N.	Particular	Detail
1.	Name	Era Resorts Pvt. Ltd.
2.	Registered Address	S-5, (LSC) DDA Shopping Complex, Near Jeewan Anmol Hospital, Mayur Vihar Ph-1, New Delhi-110091
3.	Corporate Office Address	Same as above
4.	Local Address	Same as above
5.	CIN	U55101DL2002PTC114333
6.	PAN	AABCE2538F
7.	Status	Active
8.	Mobile No.	+91-9871597440
9.	Email-Id	ankurseth@elitestock.com
10.	Authorized Signatories	Mr. Kamal Manchanda, Mr. Anil Malik (directors) Mr. Ankur Seth (management team member)

FINANCIAL DETAILS		
S.N.	Particular	Amount (in Lakhs)
1.	Estimated Cost	₹ 8457
2.	Amount spent up to date	₹ 6036.06
3.	Balance to be spent on the project	₹ 2420.50
4.	Cost of infrastructure	₹ 782.39
5.	No. of units sold	23

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

Dated: 06.09.2018
Place: Gurugram



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

HARERA
GURUGRAM