



CONDITIONS OF REGISTRATION

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

- Total area of the project is 1.75 Acres out of which sale deed is for 0.7875 Acres. Conveyance deed for the remaining area will be submitted with the authority within 90 days of the issuance of the registration certificate.
- The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government;
- 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;
- 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.
- 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;
- 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;
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- 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 July, 2018 and ending with July, 2021 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.

REVOCAION 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 / | 09 |
| DATE | 24-07-2018 |

REGISTRATION CERTIFICATE REAL ESTATE PROJECT TOWN PLAZA

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 | Town Plaza |
| 2. | Location | Part of ESENCIA township, Sector 67, Gurugram |
| 3. | Total licensed area | 180.568 Acres Plotted colony License No. 18 of 2010 issued in the name of M/s Sukh Dham Colonizer Pvt. Ltd. and others. Out of this an area of 1.75 Acres Commercial Component sold to M/s Samyak Projects Pvt. Ltd.. Third party rights created accordingly separate registration. |
| 4. | Total area of project for registration | 1.75 Acres |
| 5. | Type of Project | Commercial Project |
| 6. | Total FAR of the phase registered | 12393.50 sq. m |
| 7. | Number of Towers | 1 |
| 8. | Number of Units | 437 |
| 9. | Height of Building/No. of Storeys | 22 Mtrs. Approx/ 4 |

PARTICULARS OF THE PROMOTER

| S.N. | Particular | Detail |
|------|--------------------------|--|
| 1. | Name | Samyak Projects Pvt. Ltd. |
| 2. | Registered Address | 111, First Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001 |
| 3. | Corporate Office Address | 111, First Floor, Antriksh Bhawan, 22 Kasturba Gandhi Marg, New Delhi-110001 |
| 4. | Local Address | 201, Solitaire Plaza, M.G Road, Gurugram |
| 5. | CIN | U45200DL2007PTC157831 |
| 6. | PAN | AAOCS4507P |
| 7. | Status | Active |
| 8. | Mobile No. | +91-9811562174 |
| 9. | Landline No. | +91-011-23358866 |
| 10. | Email-Id | samyakprojects@gmail.com |
| 11. | Authorized Signatory | Mr. Ajit Kumar Jain |

FINANCIAL DETAILS

| S.N. | Particular | Amount (in lakhs) |
|------|---|-------------------|
| 1. | Estimated Cost | ₹ 16909 |
| 2. | Amount spent up to date | ₹ 5495 |
| 3. | Balance to be spent on the project | ₹ 11414 |
| 4. | Cost of infrastructure | ₹ 597 |
| 5. | Remaining expenditure on infrastructure | ₹ 10817 |
| 6. | No. of units sold | |

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

Dated: 24.07.2018
Place: Gurugram



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

CR.