



CONDITIONS OF REGISTRATION

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

- (i) 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 (I) of sub-section (2) of section 4;
- (v) 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;
- (vi) 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 11 April, 2018 and ending with 30 June, 2023 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/	01
DATE	11-04-2018

REGISTRATION CERTIFICATE REAL ESTATE PROJECT AAROHAAN COMMERCIAL TOWER

Earlier replaced.
Sharma.

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/phase	Aarohan Commercial Tower
2.	Location	Sector 53, Gurugram
3.	Total licensed area of the project	19.244 acres (whole project)
4.	Present phase registered	II
5.	Area of phase for registration	2.829 acres
6.	Type of Project	Commercial (Part of mixed land use project)
7.	Total FAR of the phase registered	FAR proposed to be achieved-40,081.468 sq. mtrs.
8.	Number of Towers	1
9.	Number of Units	148
10.	Height of Building/No. of Storeys	102.5 mtrs/G+22

PARTICULARS OF THE PROMOTER

S.N.	Particular	Detail
1.	Name	Vipul Limited
2.	Registered Address	Regus Rectangle, Level-IV, Rect.-I D-4, Saket, New Delhi-110017
3.	Corporate Office Address	Vipul Tech Square, Golf Course Road, Sector- 43, Gurugram-122009
4.	Local Address	Vipul Tech Square, Golf Course Road, Sector- 43, Gurugram-122009
5.	CIN	L65923DL2002PLC167607
6.	PAN	AAACA5396C
7.	Status	Public Ltd. Company
8.	Mobile No.	+91-9871240588
9.	Landline No.	+91-124-4065500
10.	Email-Id	secretarial@vipulgroup.in
11.	Authorized Signatory	Mr. Rakesh Sharma

FINANCIAL DETAILS

S.N.	Particular	Amount (in Crores)
1.	Estimated Cost	381.73 (Approx.)
2.	Amount spent up to 28.02.2018	46.44 (Land cost proportionate-2,61,29,071.87 + TOD Cost Proportionate 43,48,35,781.33 + Interest Paid Proportionate-34,23,032.923)
3.	Balance to be spent on the project as on 28.02.2018	335.29 (Approx.)
4.	Cost of infrastructure	19.2 (Approx.)
5.	Remaining expenditure on infrastructure	19.2 (Approx.)
6.	No. of units sold	Nil

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

Dated: 11.04.2018
Place: Gurugram


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

Received
Sallan SUSH Vipul Ltd