



### CONDITIONS OF REGISTRATION

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

- The promoter shall submit Airport Height Clearance NOC, Electric load availability certificate, Fire NOC and Service estimate plan approval within three month;
- The promoter shall inform to the revenue department for entry in record of ownership about the project land being licensed and bonded for setting up of affordable group housing colony;
- 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 hundred 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 31<sup>st</sup> January, 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/	26
DATE	28-11-2018

### REGISTRATION CERTIFICATE REAL ESTATE PROJECT

## AASHIYARA

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	AASHIYARA
2.	Location	Sector 37C, Garaulir, Gurugram
3.	Total licensed area of the project	5 acres
4.	Area of project for registration	5 acres
5.	Type of Project	Affordable Group Housing Colony
6.	Total FAR of the phase registered	45403.85
7.	Number of Towers	11 Towers , Convenient shopping 66 units
8.	Number of Units	716

#### NAME OF THE PROMOTERS/

S.N.	Particular	Detail
1.	Promoter 1/License holder	Renuka Traders Pvt. Ltd

#### PARTICULARS OF THE PROMOTER / DEVELOPER

S.N.	Particular	Detail
	Name	Renuka Traders Pvt. Ltd
2.	Registered Address	B-2/3, KH No 8/8, Second Floor, Chattarpur Ext, New Delhi- 110074
3.	Corporate Office Address	A-25 Mohan Cooperative Industrial Estate, Mathura Road, New Delhi-110044
4.	Local Address	NIL
5.	CIN	U45200DL2006PTC155088
6.	PAN	AAACCV3369A
7.	Status	Active
8.	Mobile No.	+91-8586928776
9.	Landline No.	+011-46469999
10.	Email-Id	Rera_2017@imperiastructures.in
11.	Authorized Signatory	D.S Gill

#### FINANCIAL DETAILS

S.N.	Particular	Amount (cr)
1.	Estimated Cost	₹ 142.92
2.	Amount spent up to date	Nil
3.	Balance to be spent on the project	142.92
4.	Cost of infrastructure	12.16
5.	Remaining expenditure on infrastructure	12.16
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: 28.11.2018  
Place: Gurugram



(Dr. K.K. Khandelwal) 28.11.2018  
Chairman  
Haryana Real Estate Regulatory Authority  
Gurugram

HARERA  
GURUGRAM

The Haryana Real Estate Regulatory Authority, Gurugram has registered the real estate Project AASHIYARA on land measuring Five acres in Sector- 37-C, Gurugram as per details given below:-

<b>Registration No.:</b>	<b>RC/REP/HARERA/GGM/2018/26</b>
<b>Dated:</b>	<b>28.11.2018</b>

<b>1.</b>	<b>Following details of the project have been provided by the promoter:</b>		
	<b>Project details (project details of whole licensed project)</b> <b>(If applied for registration of phase, details have been asked separately on next pages)</b>		
1.1	Name of the project	AASHIYARA	
1.2	Name of the license holder <sup>1</sup>	Renuka Traders Private Limited	
1.5	Whether project is new or ongoing	New	
1.6	Time schedule for completion of project as a whole		
	1.6.1	Date of commencement of the project	
		a.	Date of construction first commenced in the project
			31-01-2019
		b.	Date of sanction of building plan
			08-10-2018
		c.	Date of issue of environment clearance
			20-08-2018
	1.6.2	Present stage of completion in percentage (in case of ongoing project)	
		Not Applicable	
	1.6.3	Date of completion of the project as per BBA(in case of ongoing project)	
		31-01-2023	
	1.6.4	Projected date of completion of the project as per REP-II	
		31-01-2023	



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<sup>1</sup>if project consists of more than one license, then license wise details of license holder be given

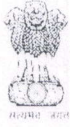
	a.	Group housing	N.A.	e.	Cyber park/ IT park	N.A
	b.	Affordable group housing		✓ f.	Residential plotted colony	N.A
	c.	DeenDayal Jan Awas Yojana	N.A	g.	Industrial plotted colony	N.A
	d.	Commercial	N.A	h.	Mixed use	N.A
2.	<b>Details of phase to be registered (if applicable i.e. when project is to be developed in phases and not in one-go)... Not Applicable</b>					
3.	<b>Details of the phases (Highlight the phase to be registered)- Not Applicable</b>					
3.1	Phase wise detail of license area – <b>ONE GO PROJECT HENCE N.A.</b>					
3.2	Land details of the area under registration i.e. if project is developed in phases then land area details of the phase- <b>One go Project</b>					
	S. No.	Revenue Estate	Khasra No.		Area	
	1.	Gadauli Khurd	Rect no. 7 Killa no. 21, 22, 23/1		7-12-00 8-0-0 6-8-0	
	2.		Rect no. 14 Killa no. 1/1/2,/2/1		1-11-0 4-0-0	
	3.		Rect no. 7 Killa no. 20/2		01-12-0	
	4.		Rect no. 8 Killa no. 16/2, 17/1/2, 24/1		04-00-00 1-14-0 2-17-0	
	5.		Rect no. 13 Killa no. 2/2/2, 3/1, 4/1/1		0-6-3 1-13-3 0-6-3	
	<b>Total area</b>					40-00-00(5.00 Acres)
4.	<b>Floor area details of the project and the phase if applicable-</b>					

	party for development, marketing, and sale then that party is the promoter along with original licensee and beneficial interest permission is required.		
5.6	Whether beneficial interest permission has been obtained from the competent authority as per policy and provision of license terms and conditions.	N.A.	
5.7	Whether beneficiary permission granted for whole/ part of the land? Give details of the land including revenue estate/ Khasra no./ area of the same.	N.A.	
<b>6. Details of the applicant – developer</b>			
6.1	Name	Renuka Traders Private Limited	
6.2	Status (Tick mark)	Individual	
		Proprietorship firm	
		Partnership firm	
		Company	Yes
		Cooperative societies	
		Any other	
Addresses			
	Registered address	B-2/3, Kh. No. 8/8, Second Floor, Chattarpur Ext, New Delhi-110074.	
	Corporate/ office address	A-25, Mohan Cooperative Industrial Estate, Mathura Road, New Delhi- 110044	
	Local address	Nil	
6.4	Contact details		
	Mobile No.	8586928776	
	Landline No.	011-46469999	
	E-mail	Rera_2017@imperiastructures.in	



	land under project from revenue authority obtained.	YES				
10.2	If the above answer is 'No', mention details of encumbrances on land of the project including					
10.2.1	Name of the party in whose favour encumbrance is created	N.A.				
10.2.2	Details of assets mortgaged	N.A.				
10.2.3	Amount of loan borrowed	N.A.				
10.2.4	Interest rate	N.A.				
10.2.5	Period of loan	N.A.				
<b>11.</b>	<b>Litigation details on land title or otherwise if any on the project-NIL</b>					
Sr. No.	Case no. of date along with title	Complainant	Ground of the court case	Name of the Hon'ble Court	Present Status	Remarks
	NIL	NIL	NIL	NIL	NIL	NIL
<b>12.</b>	<b>Details of units in the project as a whole</b>					
	Details of plots in case of plotted colony for the total project- <b>Not Applicable</b>					
	Phase No.	Size of plots	No. of plots			
	N.A.	N.A.	N.A.			
12.2	Details of units/ apartments tower wise for the total project (Details may be given phase wise if applicable)					
	Phase No.	No. of towers in the phase	No. of units in all towers in the phase			
	Single Phase	Tower 1-4	48(3BHK)			
		Tower 5-9	334(2BHK)			
		Tower 10-11	334(3BHK)			





				Project	
7.	Parks and playground	4020.224	One Project	go	Yet to commence
8.	Street light		One Project	go	Yet to commence
9.	Renewable energy system		One Project	go	Yet to commence
10.	Security and firefighting services		One Project	go	Yet to commence
11.	STP		One Project	go	Yet to commence
12.	Underground tank		One Project	go	Yet to commence
13.	Rain water harvesting				Yet to commence
14.	Electrical sub station				Yet to commence



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12.5

Community building not to be handed over to the association of allottees and which are not part of basic sale price (if facilities to be availed it is to be paid separately)

Sr. No.	Name	Area in sq. mtrs.	In which phase to be developed	Remarks about the % of completion
1.	Schools	NA	N.A.	N.A.
2.	Club house	NA	N.A.	N.A.
3.	Hospital and dispensary	NA	N.A.	N.A.
4.	Shopping area	1345.42	One Project	Go Yet to be commence
5.	Others	N.A.	N.A.	N.A.
12.6	Community building to be transferred to RWA			
Sr. No.	Name	Area in sq. mtrs.	In which phase to be	Remarks about the % of completion

iii.	Approved building plan / site plan	DTCP Memo No. 6313/2018 dated 15.02.2018
iv.	Environment Clearance	SEIAA Memo No. SEIAA/HR/2018/111105 dated 20-08-2018
v.	Airport height clearance	MEMO No. AAI/RHQ/NR/ATM/NOC/2018/264/1404-1407 dated 04-09-2018 Granted by AAI
vi.	HUDA construction water NOC	MEMO No. A-1/ADMN./2018/NOC/9166 Granted by Administrator, HUDA, Gurugram.

**15. Details of units in the phase to be registered, if applicable**

15.1 Details of the plots in the phase applied for registration in case of development in phases (if applicable) or details of the plots for the project if to be taken up in one-go and also required as single project  
Phase No. **(Not Applicable)**

15.2 Details of the units in the phase applied for registration in case of development in phases (if applicable) or details of the units for the project if to be taken up in one-go and also required as single project

Tower No.	Apartment type	Carpet area (sq. mtrs.)	No. of Units
Tower 1-4	3BHK	59.8	48
Tower 5-9	2BHK	50.996	334
Tower 10-11	3BHK	53.749	334
Total no. of towers	11		Total no. of units 716

15.3 Details of the commercial units in the phase applied for registration in case of development in phases (if applicable) or details of the commercial units for the project if to be taken up in one-go and also required as single project  
Phase No. Single





	Commercial	15295 Sq. ft.	66	13500/Sq.ft.	206482500
	Community facilities				
	Garages		No.		
	Estimated total of sale proceeds				249.61 CR
16.2.2	Total cost of the project			142.92 CR (Approx)	
16.2.3	Returns from the project			106.69 CR (Approx)	

**17. Details of registration fee**

17.1 Fee deposited

DD no.	Dated	Amount	Issuing branch
SBI DRAFT NO. 569000	23 OCT 2018	455000/-	SBI NEW FRIENDS COLONY
HDFC DRAFT NO. 012726	30 OCT 2018	571200/-	HDFC BANK, DELHI
ICICI BANK DRAFT 512605	01 Nov 2018	13000/-	ICICI BANK, GURGAON
Total amount		1039200/-	



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**18. Financial resources**

18.1	Equity by the promoters	3 Cr.
18.2	Loan or advances	10 Cr.
18.3	Others	-
18.4	Instalments from allottees	LATER
<b>Total</b>		<b>13 Cr.</b>

**19. Details of project consultants**

S.no.	Consultants	Name of the consultant	Mob. No.
i.	Architect	SH. Anoj Tevatia	9810265561
ii.	Structural engineer	MAQSUD-E-NAZAR	9818033181



23	<p><b>This Certificate of Registration is issued subject to the following conditions that the promoter shall:</b></p>
	<p>i. Strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and the Haryana Real Estate Regulatory Authority, Gurugram (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.</p>
	<p>ii. Strictly abide by the declaration made in form REP-II</p>
	<p>iii. Apart from the price of the apartments, the promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.</p>
	<p>iv. The promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to apartments sold/booked and expenditure made in the project.</p>
	<p>v. A copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.</p>
	<p>vi. 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;</p>
	<p>vii. 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.</p>
	<p>viii. The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.</p>
	<p>ix. The promoter shall comply with all other terms and conditions as conveyed by the Authority.</p>
	<p>x. The promoter shall inform to the revenue department for entry in record of ownership about the project land being licensed and bonded for setting up of Affordable Group Housing colony.</p>

