

CONDITIONS OF REGISTRATION

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

- (i) The promoter shall submit Airport Height Clearance NOC, Service estimates and plans approval, mining permission, Fire NOC, Project report, costing details, payment plan within three month;
- (ii) 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 group housing colony;
- (iii) The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government;
- (iv) 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;
- (v) 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.
- (vi) 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;
- (vii) 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;
- (viii) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (ix) 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 29th Nov, 2018 and ending with 15th March, 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.

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/	27
DATE	29-11-2018

REGISTRATION CERTIFICATE REAL ESTATE PROJECT JOYVILLE GURUGRAM-I

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

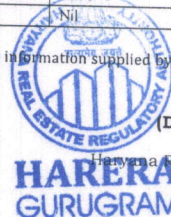
PARTICULARS OF THE NEW PROJECT		
S. N.	Particular	Detail
1.	Name of the project	JOYVILLE GURUGRAM-I
2.	Location	Sector 102, Kherki Majra, Gurugram
3.	Total licensed area of the project	17.90 acres
4.	Area of project for registration	1.0 acres
5.	Type of Project	Group Housing Colony
6.	Total FAR of the phase registered	20598.871 sq. m
7.	Number of Towers	2 Towers
8.	Number of Units	281

NAME OF THE PROMOTERS/		
S.N.	Particular	Detail
1.	Promoter 1/License holder	Joyville Shapoorji Housing Pvt Ltd
PARTICULARS OF THE PROMOTER / DEVELOPER		
S.N.	Particular	Detail
	Name	Joyville Shapoorji Housing Pvt Ltd
2.	Registered Address	SP Center 44/45, Manoo Desai marg, Colaba Mumbai-44
3.	Corporate Office Address	SP Center 44/45, Manoo Desai marg, Colaba Mumbai-44
4.	Local Address	SPRE, Sec 102 Village-Kherki Majra, tehsil & district-Gurugram
5.	CIN	U70109MH2007PTC166942
6.	PAN	AACCD9800E
7.	Status	Active
8.	Mobile No.	+91-9167645170
9.	Landline No.	+022-67490000
10.	Email-Id	jitesh.bonde@shapoorji.com
11.	Authorized Signatory	Vineet Saluja

FINANCIAL DETAILS		
S.N.	Particular	Amount (cr)
1.	Estimated Cost	₹ 207.76
2.	Amount spent up to date	96.04
3.	Balance to be spent on the project	111.72
4.	Cost of infrastructure	7.79
5.	Remaining expenditure on infrastructure	6.23
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: 29.11.2018
Place: Gurugram



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

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The Haryana Real Estate Regulatory Authority, Gurugram has registered the real estate JOYVILLE GURUGRAM I on land measuring 17.90 acres in Sector- 102, Gurugram as per details given below:-

Registration No.:	RC/REP/HARERA/GGM/2018/27
Dated:	29.11.2018

1.	Following details of the project have been provided by the promoter:	
	Project details (project details of whole licensed project) (If applied for registration of phase, details have been asked separately on next pages)	
1.1	Name of the project	JOYVILLE GURUGRAM I
1.2	Name of the license holder ¹	JOYVILLE SHAPOORJI HOUSING PRIVATE LIMITED
1.3	Name of collaborator as per license	NA
1.4	Name of developer in case of development agreement and/or marketing agreement entered into after obtaining license ² .	NA
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
	b.	Date of sanction of building plan
	c.	Date of issue of environment clearance



¹ if project consists of more than one license, then license wise details of license holder be given
² if there are developers other than collaborator then details of all such developers be given



1.10	Nature of project as a whole (please tick)			
a.	Group housing	<input checked="" type="checkbox"/>	e.	Cyber park/ IT park
b.	Affordable group housing	<input type="checkbox"/>	f.	Residential plotted colony
c.	Deen Dayal Jan Awas Yojana	<input type="checkbox"/>	g.	Industrial plotted colony
d.	Commercial	<input type="checkbox"/>	h.	Mixed use
2.	Details of phase to be registered (if applicable i.e. when project is to be developed in phases and not in one-go)			
2.1	Name of the phase to be registered		JOYVILLE GURUGRAM I	
2.2	Phase no.		1	
2.3	Nature of phase (please tick)			
a.	Group housing	<input checked="" type="checkbox"/>	e.	Cyber park/ IT park
b.	Affordable group housing	<input type="checkbox"/>	f.	Residential plotted colony
c.	Deen Dayal Jan Awas Yojana	<input type="checkbox"/>	g.	Industrial plotted colony
d.	Commercial	<input type="checkbox"/>	h.	Mixed use
2.4	Area of phase to be registered		1.0 acre	
2.5	Whether phase is new or ongoing		New	
2.6	Time schedule for completion of phase applied for registration			
2.6.1	Date of commencement of the phase to be registered			



3.2	Land details of the area under registration i.e. if project is developed in phases then land area details of the phase			
	S. No.	Revenue Estate	Khasra No./Rect No	Area-acres
	1.	Kherki Majra	54	11.75
	2.	Kherki Majra	55	6.15
	Total area			17.90
4.	Floor area details of the project and the phase if applicable			
4.1	Floor area sanctioned for the whole project as per sanctioned building plan	Commercial	Residential	
		891.11 sqm	171,031 sqm	
4.2	Floor area of the project achieved so far in earlier phases, if any	Commercial	Residential	
		NA	NA	
4.3	Balance floor area in the total project available prior to this phase	Commercial	Residential	
		NA	NA	
4.4	Floor area of the phase to be registered (if applicable)	Commercial	Residential	
		NA	20,598	
5.	Status of the license vis-à-vis developer/ promoter or third party after sale of FSI as per the provisions of law			
5.1	Whether the licensee/ land owner is developing, marketing and conveying the project, then the license holder is the promoter	Yes	No	
		√		
5.2	Whether the licensee/ land owner and collaborator have entered into an irrevocable and registered collaboration agreement and license carries the name of collaborator (in this case both are promoters) and registration application and BBA shall be made by collaborator with land owner as conforming party	Yes	No	
			√	



5.5	Whether the part of the licensed area i.e. phase applied for registration has been given to another party for development, marketing, and sale then that party is the promoter along with original licensee and beneficial interest permission is required.	NA	
5.6	Whether beneficial interest permission has been obtained from the competent authority as per policy and provision of license terms and conditions.	Yes	
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.	Whole	
6. Details of the applicant - developer			
6.1	Name	JOYVILLE SHAPOORJI HOUSING PVT LTD	
6.2	Status (Tick mark)	Individual	
		Proprietorship firm	
		Partnership firm	
		Company	✓
		Cooperative societies	
		Any other	
6.3	Addresses		
	Registered address	JSHPL, SP Centre, Minoo Desai Marg, Colaba, Mumbai-44	
	Corporate/ office address	JSHPL, SP Centre, Minoo Desai Marg, Colaba, Mumbai-44	
	Local address	JSHPL, Ground Floor 1, Tower-B, Signature Tower, Sector-29, Gurugram	
6.4	Contact details		
	Mobile No.	9167645170, 9811215950	
	Landline No.	022-67490000	

				Joint development agreement	NA		
				Marketing agreement	NA		
				Power of attorney	NA		
	9.2.2	If the applicant is applying by virtue of any of the above collaboration agreement or power of attorney: Was the agreement/ power of attorney made before or after grant of license.	NA				
	9.2.3	Whether the power of attorney registered with the registrar	NA				
	9.3	Whether collaboration agreement gives right to develop, marketing, raising funds and allotment of real estate in totality.	Yes	No			
					√		
10.	Encumbrances on the land						
	10.1	Whether non-encumbrance certificate regarding land under project from revenue authority obtained.	Yes	No			
			√				
11.	Litigation details on land title or otherwise if any on the project						
	Sr. No.	Case no. of date along with title	Complainant	Ground of the court case	Name of the Hon'ble Court	Present Status	Remarks
	1.	NA					
	2.						
	3.						
	4.						
	5.						



	7.	Parks and playground	30313.32		
	8.	Street light	-		
	9.	Renewable energy system	-		
	10.	Security and firefighting services	-		
	11.	STP	-		
	12.	Underground tank	-		
	13.	Rain water harvesting	-		
	14.	Electrical sub station	265.77		
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	717.56		
	2.	Club house	983.50		
	3.	Hospital and dispensary/EWS	843.66		
	4.	Shopping area	891.12		
	5.	Others	-		
12.6	Community building to be transferred to RWA				
	Sr. No.	Name	Area in sq. mtrs.	In which phase to be developed	Remarks about the % of completion
	1.	Community centre			
	2.	Others			




15. Details of units in the phase to be registered, if 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 Phase No. I			
	Tower No.	Apartment type	Carpet area (sq. mtrs.)	No. of Units
	3	1.5 BHK	54.74	30
		2 BHK-R	68.26	57
		2 BHK-L-01	74.86	30
	4	1.5 BHK	54.74	30
		2 BHK-R	68.26	30
		2 BHK-L-01	74.86	30
		2 BHK-L-02	76.57	28
	Total no. of towers	2	Total no. of units	235
16. Project cost/sale proceeds details of the phase registered or in case of one-go project then about the whole project.				
16.1	Project cost details			
	Sr. No.	Component	Estimated cost	
	1.	Land cost	2676 lakh	
	2.	Cost of construction	9604 lakh	



	Total amount	514971	
18.	Financial resources		
18.1	Equity by the promoters		
18.2	Loan or advances		
18.3	Others		
18.4	Instalments from allottees		
	Total		
19.	Details of project consultants		
S.no.	Consultants	Name of the consultant	Mob. No.
i.	Architect	RSP Design Consultant India Pvt Ltd	
ii.	Structural engineer	GA Bhilare Consultants Pvt Ltd	
iii.	Chartered accountant	Harshad Doshi	9820470035
20.	Bank Account details of the project		
20.1	Name of Bank	IndusInd Bank	
20.2	Account No.	251220010004	
20.3	Name of the Account holder	JSHPL- Gurugram Pinnacle & Summit RERA Account	
20.4	Contact no.	+91-9867153149	
21.	Legal documents for existing as well as new allottees		
21.1	Whether the copy of the draft allotment by which the apartment shall be allotted/ booked in favour	Yes	

	definition except reasonable charges for maintenance of essential services and common facilities.
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.
v.	A copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
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;
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.
viii.	The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
ix.	The promoter shall comply with all other terms and conditions as conveyed by the Authority.
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 Group Housing colony.
xi.	Adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.




(Dr. K.K. Khandelwal)
Chairman
HARERA, GGM
29.11.2018

