



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 November, 2018 and ending with 15th July, 2022 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/	28
DATE	29-11-2018

REGISTRATION CERTIFICATE REAL ESTATE PROJECT JOYVILLE GURUGRAM-II

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-II
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	35131.527 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		₹ 356.13
2.	Amount spent up to date		NIL
3.	Balance to be spent on the project		356.13
4.	Cost of infrastructure		13.41
5.	Remaining expenditure on infrastructure		13.41
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



HARERA
GURUGRAM

(Dr. K.K. Khandelwal)

Chairman
Haryana Real Estate Regulatory Authority
Gurugram

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

Registration No.:	RC/REP/HARERA/GGM/2018/28
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 II	
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	Construction not started
	b.	Date of sanction of building plan	12 th Nov,2018
	c.	Date of issue of environment clearance	20-Aug-2018



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	√	e.	Cyber park/ IT park
	b.	Affordable group housing		f.	Residential plotted colony
	c.	Deen Dayal Jan Awas Yojana		g.	Industrial plotted colony
	d.	Commercial		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 II	
2.2	Phase no.			2	
2.3	Nature of phase (please tick)				
	a.	Group housing	√	e.	Cyber park/ IT park
	b.	Affordable group housing		f.	Residential plotted colony
	c.	Deen Dayal Jan Awas Yojana		g.	Industrial plotted colony
	d.	Commercial		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	35,131.52	
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	

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.						
12. Details of units in the project as a whole						
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		
	1	2		235		
	2	2		281		
	Remaining phases	9		1012		
	Total No. of Phases	~6-7	Total No. of towers	13	Total No. of units	1528
12.3	Details of commercial component if any					
	Phase No.	Size of units		No. of units		
	Balance phases	22.65 sqm		32		
	Total No. of Phases	~6-7	Total No. of size of units	724.80sq m	Total No. of units	32

	3.	Hospital dispensary/EWS	and	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				
13.	Approvals/ NOCs from various agencies for connecting external services.					
	Facility		External/ connecting service to be provided by (Name the agency)		Whether Approval taken from the agency concerned. Yes/No	
	Roads		HSVP		Yes	
	Water supply		GMDA		Yes	
	Electricity		DHBVN		Yes	
	Sewage disposal		HSVP		Yes	
	Storm water drainage		HSVP		NA	
14.	The following statutory approvals have already been obtained.					
	Sr. No.	Particulars			Details	
	i.	Licence			Yes	
	ii.	Approved zoning plan			Yes	

	4.	Cost of infrastructure i.e. internal development			1341 lakh
	5.	EDC, IDC and taxes, dues etc.			13160 lakh
	Total project cost			35613 lakh	
16.2	Sale proceeds of the phase if the project registered is a phase or about the whole project if the it is registered as whole				
16.2.1	Total estimated sale value of units/ plots/ apartment/ sale proceeds.				
	Component	Area	No.	Rate	Estimated sale proceeds
	Plots	Sq. mtrs.		/Sq. mtrs.	
	Apartments	Sq. ft.		/Sq.ft.	
	Commercial	Sq. ft.		/Sq.ft.	
	Community facilities				
	Garages		No.		
	Estimated total of sale proceeds				
16.2.2	Total cost of cost of the project				
16.2.3	Returns from the project				
17.	Details of registration fee				
17.1	Fee deposited				
	DD no.	Dated		Amount (INR)	Issuing branch
	RTGS/SK/UTIBR520181005003 61850/004/HARER	5-10-2018		878,289	Nariman Point, Mumbai
	Total amount			878,289	



21.2	Whether the copy of the draft agreement for sale which shall be made before seeking any deposit exceeding 10% of the cost of the apartment is attached ³ (Annexure O-2 copy of same in folder O)	Yes
21.3	Whether the copy of the draft conveyance deed to be executed is attached. (Annexure O-3 copy of same in folder O)	Yes
21.4	Whether Performa for application form is attached (Annexure O-4 copy of same in folder O)	Yes
22.	The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 251220010003 of IndusInd Bank; IFSC Code INDB0000006. The money from the aforesaid account shall be drawn only towards meeting the cost of construction (Actual to be given in the Haryana Real Estate Regulatory Authority, Gurugram, (Registration of Projects) Regulations, 2018 in Regulation 14(xiii). A statement of the amount drawn from the account along with a certificate of the Registered Engineer, Architect and the Chartered Accountant shall be submitted to the Authority every quarter.	
23.	This Certificate of Registration is issued subject to the following conditions that the promoter shall:	
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.	
ii.	Strictly abide by the declaration made in form REP-II	
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.	
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.	

³ Based on the model agreement prescribed in the Rules.