

**HARYANA REAL ESTATE REGULATORY AUTHORITY**  
**GURUGRAM**



NO. RC/REP/HARERA/GGM/2018/	11
DATE	21-11-2018

**REGISTRATION CERTIFICATE**  
**REAL ESTATE PROJECT**  
**MARUTI KUNJ**

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

S.N.	Particular	Detail
1.	Name of the project	Maruti Kunj
2.	Location	Sector-1, Pataudi, Distt. Gurugram
3.	Total licensed area of the project	14.0 Acres
4.	Area of project for registration	14.0 Acres
5.	Type of Project	Plotted Township
6.	Number of Towers	Nil
7.	Number of Units	295
8.	Height of Building/No. of Storeys	Nil

**PARTICULARS OF THE NEW PROJECT**

S.N.	Particular	Detail
1	Name	IRW Builders Pvt. Ltd.
2	Registered Address	UG-6 Westend Mall, District Centre, Janakpuri, New Delhi-110058
3	Corporate Office Address	10-B Ground Floor Park Centra, Sector-30, Gurugram-122001
4	Local Address	Sector-1, Pataudi
5	CIN	UAS200DL2008PTC181946
6	PAN	AABC19392R
7	Status	Active
8	Mobile No	+91-9711500094
9	Landline No	+0124-4221819
10	Email-Id	bjfcdw@gmail.com
11	Authorized Signatory	Mr. Birendra Pal Singh

**PARTICULARS OF THE PROMOTER**

S.N.	Particular	Amount (in Lakhs)
1.	Estimated Cost	₹ 5719
2.	Amount spent up to date	₹ Nil
3.	Balance to be spent on the project	₹ 5719
4.	Cost of infrastructure	₹ 517.58
5.	Remaining expenditure	₹ 517.58
6.	No of units sold	Nil

**FINANCIAL DETAILS**

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

**Dated:** 21.11.2018  
**Place:** Gurugram

Chhatra Real Estate Regulatory Authority  
 Gurugram  
 (Dr. K.K. Khandelwal)



**HARERA**  
**GURUGRAM**

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

I. Promoter shall submit the approval of service plan within three month;

II. The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government;

III. 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;

IV. 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.

V. 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 (f) of sub-section (2) of section 4;

VI. 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;

VII. 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.

IX. The registration shall be valid for the period commencing from November, 2018 and ending with 31<sup>st</sup> March, 2019 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.

X. 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.

**CONDITIONS OF REGISTRATION**

**VALIDITY OF REGISTRATION**

**REVOCAION OF REGISTRATION**

The Haryana Real Estate Regulatory Authority, Gurugram has registered the real estate project namely "Maruti Kunj" a plotted colony under DDJAV policy on land measuring 14 acres in Sector- 1, Pataudi, Gurugram as per details given below:-

Registration No.:	RC/RFP/HARERA/GM/2018/11
Dated:	21.11.2018

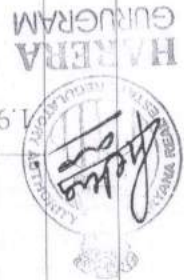
1. Following details of the project have been provided by the promoter:

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	Maruti Kunj
1.2	Name of the license holder	M/s Pritime Infraproject Pvt. Ltd., Sh. Surender S/o Rameshar, Sapna D/o Surender c/o Pritime Infraproject Pvt. Ltd.
1.3	Name of collaborator as per license	Pritime Infraproject Pvt. Ltd.
1.4	Name of developer in case of development agreement and/or marketing agreement entered into after obtaining license?	IRW Builder Pvt. Ltd.
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	01.12.2018
	b. Date of sanction of building plan	Layout Plan Approved

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

Date of issue of environment clearance not required, C.T.E. is enclosed		1.6.2 Present stage of completion in percentage (in case of ongoing project) Yet not started		1.6.3 Date of completion of the project as per BBA (in case of ongoing project) 01-12-2020		1.6.4 Projected date of completion of the project as per RFP-II 01.12.2020		1.7 Whether project is to be developed in one-go or in phases One-go		✓		1.8 Area of the project		1.8.1 Total licensed area of the project 14 Acres		1.8.2 No. of phases in which total license area is proposed to be developed Single		1.9 Location of the project		1.9.1 Revenue estate/ village Pataudi		1.9.2 Sector 1		1.9.3 Tehsil Pataudi		1.9.4 District Gurugram		1.9.5 State Haryana		1.9.6 Demarcation plan of land under project along with coordinates of every turning point of outer boundary		Points		Latitude		Longitude		A. 28° - 20'32-68"N 76° - 46'46-85"E		B. 28° - 20'23-22"N 76° - 46'49-29"E	
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Project Registration No.  
RC/RFP/HARERA/GGM/2018/11

HARERA GURUGRAM

Project Registration No. RC/RFP/HARERA/GGM/2018/11

1.10	1.9.7	Width of existing approach road to the project	11 Karam revenue rasta which has to be widened to 24M wide		76° - 46'53-99"E	28° - 20'23-17"N	C.	76° - 46'59-01"E	28° - 20'33-55"N	D.	76° - 46'59-01"E	1.9.8	Width of final approach road to the project	24 Meter Wide		Nature of project as a whole (please tick)	1.10	a. Group housing	b. Affordable group housing	c. Deen Dayal Jan Awas Yojana ✓	g. Industrial plotted colony	h. Mixed use	d. Commercial	2.		Details of phase to be registered (if applicable i.e. when project is to be developed in phases and not in one-go)	Details of the phases (Highlight the phase to be registered) - NA-	Phase wise detail of license area	Phase no. Land area (in acres)	Date of completion of	Date of commencement of phase	Mention the relevant 1. OC obtained 2. OC applied 3. Registration applied 4. Registration to be applied for future phases	Phase 1	14 Acres	1/12/2018	1/12/2020	Total area of all phases (in acres)	14 Acres	Total No. of phase	1	Land area details of the phase - NA-	Land details of the area under registration i.e. if project is developed in phases then	3.2
			Phase 1	14 Acres										1/12/2018	1/12/2020									Total area of all phases (in acres)	14 Acres																		

4.	Floor area details of the project and the phase if applicable - NA-	
	5. Status of the license vis-a-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 <input checked="" type="checkbox"/> No <input type="checkbox"/>
	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 <input checked="" type="checkbox"/> No <input type="checkbox"/>
5.2.1	Terms of collaboration (Tick mark and detail out the appropriate)	
a.	Sharing of revenue	Area Basic 50-50
	Sharing ratio between collaborator and land owner	Area Basic 50-50
b.	Sharing of developed real estate	Sharing of developed real estate
	Sharing ratio of real estate	50-50 Register Agreement Enclosed
c.	Sharing of real estate on FSI basis	Sharing of real estate on FSI basis
	Delineate FSI of land owner/s and collaborator	N.A.
d.	Sharing of development rights separately	Sharing of development rights separately
	Delineate the part of project to be developed by land owner/s and collaborator separately	Development is only done by Developer i.e. I.R.W. Builders Pvt. Ltd.
e.	Payment of agreed sum to the license holder by the collaborator either in lump sum or in instalments	Instalment

  
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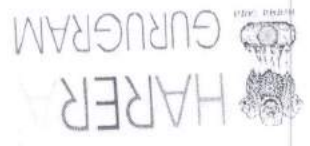
Project Registration No.  
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 HARERA  
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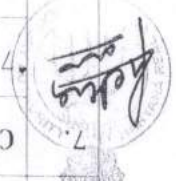
6.1 Name		RW Builders Pvt. Ltd.	
6.2 Status (Tick mark)		Individual	
		Proprietorship firm	
		Partnership firm	
		Company	✓
		Cooperative societies	
		Any other	
<b>Details of the applicant - developer</b>			
5.3	Whether the licensee/ land owner and collaborator (if any) and developer have entered into irrevocable and registered joint development, marketing, sale rights agreement after the licensee and developer is entering into sale agreement with the buyers.		
5.4	Whether the licensee for the whole project has transferred the license to 3 <sup>rd</sup> party and that party has applied for the registration then that 3 <sup>rd</sup> party is the promoter.	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.	No	
	Whether beneficial interest permission has been obtained from the competent authority as per policy and provision of license terms and conditions.	Yes, Copy enclosed	
	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 Project	
5.3.1	With the concurrence and signatures of licensee and collaborator (if any) on the sale agreement	Yes	
5.3.2	Without the concurrence and signatures of licensee and collaborator on the sale agreement (NOT ALLOWED)	?	



Project Registration No. RC/RFP/HAREERA/GGM/2018/11



8.	8.1		Licensing authority		DTCP	
	8.2		Total no. of licenses issued for the project along with validity			
License details						
7.	7.1	Name	Bijendra Pal Singh			
	7.2	Designation	Authorised Signatory			
	7.3	Mobile No.	+919711500094			
	7.4	Landline No.	0124-4245578			
	7.5	E-mail	bijcdw@gmail.com			
	Contact details of authorised signatory					
	6.3	Addresses				
Registered address		UG-6, Westend Mall, District Centra, Janakpuri, New Delhi-58				
Corporate/ office address		10-B, Ground Floor, BPTP Park Centra, Sector-30, Gurugram-122001				
Local address		Nil				
6.4		Contact details				
6.4	Mobile No.		+919711500094			
	Landline No.		0124-4245578			
	E-mail		bijcdw@gmail.com			
	Website					
	Total licensed land					
1.		72 of 2017		14 Acres		
S.No		License No.		Land area (in acres)		
Date of Valid upto		Date of issue		Renewed upto		
04-09-2022		05-09-2017		04-09-2022		
14 acres						



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9. Details of the applicant seeking registration of the project	
9.1	Whether the applicant is owner licensee of the land for which the registration is being sought
	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
9.2	If the answer to the above is 'No'
9.2.1	In what legal capacity/ document the applicant is applying for registration
	Collaboration agreement <input type="checkbox"/>
	Development agreement <input type="checkbox"/>
	Joint development agreement <input checked="" type="checkbox"/>
	Marketing agreement <input checked="" type="checkbox"/>
	Power of attorney <input checked="" type="checkbox"/>
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.
9.2.3	Whether the power of attorney registered with the registrar
9.2.4	Provide the following information of various collaboration agreements highlighting the same in the agreements
a.	Whether the collaboration agreement is registered. If yes: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
b.	Whether the collaboration agreement
	Yes <input type="checkbox"/> No <input type="checkbox"/>
	Registration No. 27414212
	Registering Officer Tehsil Pataudi

HARERA GURUGRAM  




10.	Encumbrances on the land		9.3	Whether collaboration agreement gives right to develop marketing raising funds and allotment of real estate in totality	Yes	✓
	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: NIL.	10.2	If the above answer is 'No', mention details of encumbrances on land of the project including			
				12.	Details of units in the project as a whole	
				12.1	Details of plots in case of plotted colony for the total project	
				12.2	Details of units/ apartments tower wise for the total project (Details may be given phase wise if applicable) – NA-	
12.3	Details of commercial component if any					
11.	Whether the land mentioned in the collaboration agreement is same as mentioned in the license	c.	Whether the fact that project land licensed and bonded for setting up of a colony has been informed to the revenue department for entry in the record of ownership.	Yes	✓	No
				Yes	✓	No
12.	Details of units/ apartments tower wise for the total project (Details may be given phase wise if applicable) – NA-	12.1	Single Phase	Phase No.	Size of plots	No. of plots

*Handwritten signature and stamp*



Phase No.	Size of units	No. of units	Single Phase	
			Design Under	Process

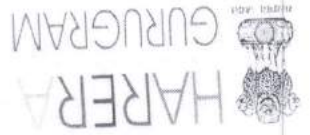
Sr. No.	Name of services	Area in phase to be developed sq. mtrs	Remarks about the % of completion	Community services	
				1.	2.

1.	Roads and pavements	8000	Single Phase Project Yet To be Start		
2.	Parking	NIL			
3.	Water supply				
4.	Sewerage				
5.	Electrification				
6.	Storm water drainage				
7.	Parks and playground	4251			
8.	Street light	80			
9.	Renewable energy system				
10.	Security and firefighting services				
11.	STP				
12.	Underground tank				
13.	Rain water harvesting				
14.	Electrical sub station				

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) - NA-

12.6 Community building to be transferred to RWA - NA-

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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 Our site falls on inter 24M wide Sector Road	Water supply Will be apply after completion Certificate	Electricity Will be apply after completion Certificate	Sewage disposal Will be apply after completion Certificate	Storm water drainage Will be apply after completion Certificate		
	14. The following statutory approvals have already been obtained.							
	Sr. No.	Particulars	Details	i.	licence	72 of 2017	ii.	Approved zoning plan
				iii.	Approved Layout plan	Drawing No. DTCP-6036 dated 23-8-2017	iv.	Environment Clearance
				v.	C.T.C.	Enclosed	vi.	Airport height clearance
				vii.	HUDA construction water NOC	NA		



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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. SINGLE PHASE

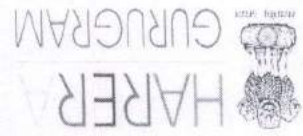
CATEGORY	WIDTH	DEPTH	AREA IN SQMT	AREA IN SQYDS	NOS. OF PLOT	TOTAL AREA IN SQMT.	
A	6.93	19.18	132.88	158.92	8	1063.03	
B	7.50	15.00	112.43	134.47	29	3260.33	
C	6.46	13.00	83.95	100.40	89	7471.91	
D	6.46	15.47	99.93	119.52	23	2298.42	
E	6.55	14.54	95.17	113.82	14	1332.43	
F	5.55	21.26	117.99	141.12	6	707.92	
G	7.23	18.18	131.43	157.19	5	657.13	
H	6.03	16.45	99.28	118.74	20	1985.55	
I	6.89	16.45	99.28	118.74	20	1985.55	
J	6.16	15.77	97.11	116.14	10	971.12	
K	5.58	15.20	84.88	101.52	5	424.38	
L	6.50	18.05	117.25	140.23	8	938.02	
M	6.28	15.04	94.39	112.89	13	1127.03	
N	6.71	17.00	114.05	136.40	6	684.32	
P	6.71	19.32	129.58	154.98	6	777.51	
Q	6.51	19.47	126.70	151.53	10	1266.98	
R	5.74	11.42	65.56	78.41	10	655.62	
S	6.11	11.42	69.77	83.44	12	837.20	
T	6.66	17.68	117.79	140.88	14	1649.10	
<b>Total</b>						295	29001.54



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. _____ NA	if to be taken up in one-go and also required as single project	Phase No. _____ NA	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	15.3	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	1.	Land cost	Rs. 34,67,67,475/-	2.	Cost of construction	Rs. 6,93,50,486/-	3.	Cost of construction of community facilities	-N.A.-	4.	Cost of infrastructure i.e. internal development	Rs. 14,86,80,000/-	5.	EDC, IDC and taxes, dues etc.	Rs. 71,40,000/-	Total project cost	Rs. 57,19,37,961/-	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	34686 Sq. yds	17325/SqYs	Rs.60,09,34,950/-	Apartments	N.A.	N.A.	Commercial	2300 Sq.yds	Rs. 5,06,00,000/-	Community facilities	N.A.	Garages	N.A.
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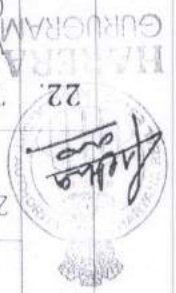


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17. Details of registration fee		Estimated total of sale proceeds		Rs. 65,15,34,950/-
16.2.2		Total cost of cost of the project		Rs. 57,19,37,961/-
16.2.3		Returns from the project (13.92%)		Rs. 7,95,96,989/-
17.1		Fee deposited		
DD no.		Dated		Amount
417708		12-3-2018		284000
Total amount		284000/-		State Bank of India
18. Financial resources				
18.1		Equity by the promoters		
1. Kuldeep Sharma(Dir):- Rs. 2,00,00,000/-		2. Anurodh Sharma (Dir):- Rs. 2,00,00,000/-		
3. Surinder Singh (SH) :- Rs. 3,50,00,000/-		There is no loan from outside all equity and investment from Director or Shareholder only		
18.2		Loan or advances		
18.3		Others		NIL
18.4		Instalments from allottees		Sale yet not started
Total				
19. Details of project consultants				
S.no.		Consultants		Mob. No.
i.		Architect		09811369654
ii.		Structural engineer		
iii.		Chartered accountant		09810296954
Mr. Harvinder Singh Bhatia				
Mr. Daulat Ram Garg				
20. Bank Account details of the project				
20.1		Name of Bank		HDFC BANK LTD.
20.2		Account No.		13740350000135

20.3	Name of the Account holder	IRW Builders Pvt. Ltd.
20.4	Contact no.	+91-9711500094
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 of the apartment buyers is attached. (Annexure O-1 copy of same in folder O)	Attached
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? (Annexure O-2 copy of same in folder O)	NA
21.3	Whether the copy of the draft conveyance deed to be executed is attached. (Annexure O-3 copy of same in folder O)	
21.4	Whether Performa for application form is attached (Annexure O-4 copy of same in folder O)	
22.	The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 50200029944296 of HDFC Bank Ltd.; IFSC Code HDFC0001718 Branch code 1718. 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:	
1.	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.	



<sup>3</sup> Based on the model agreement prescribed in the Rules.

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

*B.M.M.*

ii.	Strictly abide by the declaration made in form RFP-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.
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.
x.	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.
xi.	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 plotted 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.



Project Registration No.  
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