

### CONDITIONS OF REGISTRATION

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

- The promoter shall submit the final BIP, license renewal, service plan estimates and deficit fee within a period of 3 months from grant of this certificate;
- The promoter shall submit mining approval before start of construction works;
- 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 29<sup>th</sup> Nov, 2018 and ending with 1<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.

### 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/ | 25         |
| DATE                        | 29-11-2018 |

### PROVISIONAL REGISTRATION CERTIFICATE REAL ESTATE PROJECT MAGNUM GLOBAL PARK

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                | Magnum Global Park  |                |                        |
| 2.                             | Location                           | Village Behrampur, Sector-58, Gurugram  |                |                        |
| 3.                             | Total licensed area of the project | 9.66875 Acres of License No. 92 of 2012 issued in the name of Basic Developers Pvt. Ltd. and others |                |                        |
| 4.                             | Area of project for registration   | 5.80 Acres  |                |                        |
| 5.                             | Type of Project                    | Cyber Park  |                |                        |
| 6.                             | Total FAR of the phase registered  | 621648 Sq. Mtrs.  |                |                        |
| 7.                             | Number of Towers                   | 2   |                |                        |
| 8.                             | Number of Units                    | 250   |                |                        |
| 9.                             | Height of Building/No. of Storeys  | Towers  | No. of storeys | Height of the building |
|                                |                                    | Tower 1   | G+1            | 14.30                  |
|                                |                                    | Tower 2   | G+26           | 113.15                 |

| NAME OF THE PROMOTERS/ |                           |   |
|------------------------|---------------------------|---|
| S.N.                   | Particular                | Detail                                    |
| 1.                     | Promoter 1/License holder | M/s Basic Developers Pvt. Ltd. and others |
| 2.                     | Promoter 2/Developer      | M/s Glo-tech Enterprises Pvt. Ltd.        |

| PARTICULARS OF THE PROMOTER / DEVELOPER |                          |   |
|---|--------------------------|---|
| S.N.                                    | Particular               | Detail  |
| 1.                                      | Name                     | M/s Glo-tech Enterprises Pvt. Ltd.  |
| 2.                                      | Registered Address       | A-61/1, Okhla Industrial area, Phase-II, New Delhi-110020                                 |
| 3.                                      | Corporate Office Address | Unit no. 1302-1303, 13 <sup>th</sup> Floor Tower A, Signature Towers, Sector-29, Gurugram |
| 4.                                      | Local Address            | Sector-58, Golf course extension, Gurugram, Haryana                                       |
| 5.                                      | CIN                      | U32107DL2015PTC277709   |
| 6.                                      | PAN                      | AAFCG9035P  |
| 7.                                      | Status                   | Active  |
| 8.                                      | Mobile No.               | +91-9911368744  |
| 9.                                      | Landline No.             | + 91-124-4212174/75   |
| 10.                                     | Email-Id                 | info@galaxymonnet.com   |
| 11.                                     | Authorized Signatory     | Mr. Inder Chand Prajapat  |

| FINANCIAL DETAILS |   |                  |
|-------------------|---|------------------|
| S.N.              | Particular                              | Amount (cr)      |
| 1.                | Estimated Cost                          | ₹ 335            |
| 2.                | Amount spent up to date                 | ₹ 125            |
| 3.                | Balance to be spent on the project      | ₹ 210            |
| 4.                | Cost of infrastructure                  | ₹ 38.85 (30.05%) |
| 5.                | Remaining expenditure on infrastructure | ₹ 38.85          |
| 6.                | No. of units sold                       | 0                |

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

**HARERA  
GURUGRAM**

The Haryana Real Estate Regulatory Authority, Gurugram has registered the real estate Cyber Park Project on land measuring 5.80 acres in Sector- 58, Gurugram as per details given below:-

|                          |                                  |
|--------------------------|----------------------------------|
| <b>Registration No.:</b> | <b>RC/REP/HARERA/GGM/2018/25</b> |
| <b>Dated:</b>            | <b>27.11.2018</b>                |

|   |  |
|---|--|
| <b>1. Following details of the project have been provided by the promoter:</b>  |  |
| <b>Project details (project details of whole licensed project)<br/>(If applied for registration of phase, details have been asked separately on next pages)</b> |  |
| 1.1   | Name of the project<br>Magnum Global Park  |
| 1.2   | Name of the license holder <sup>1</sup><br>Basic Developers Pvt. Ltd. & others   |
| 1.3   | Name of collaborator as per license<br>N/A   |
| 1.4   | Name of developer in case of development agreement and/or marketing agreement entered into after obtaining license? <sup>2</sup><br>Glo-Tech Enterprises Private Limited |
| 1.5   | Whether project is new or ongoing<br>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<br>01.05.2018  |
| b.  | Date of sanction of building plan<br>30.12.2016  |
| c.  | Date of issue of environment clearance<br>31.07.2017   |

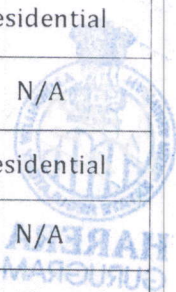
<sup>1</sup>if project consists of more than one license, then license wise details of license holder be given

<sup>2</sup>if there are developers other than collaborator then details of all such developers be given

|      |   |  |         |
|------|---|--|---------|
|      | 1.9.7   | Width of existing approach road to the project     | 60 mtr  |
|      | 1.9.8   | Width of final approach road to the project        | 60 mtr. |
| 1.10 | Nature of project as a whole (please tick)  |  |         |
|      | a.  | Group housing                                      |         |
|      | b.  | Affordable group housing                           |         |
|      | c.  | DeenDayal Jan Awas Yojana                          |         |
|      | d.  | Commercial   |         |
|      | e.  | Cyber park/ IT park                                | √       |
|      | f.  | Residential plotted colony                         |         |
|      | g.  | Industrial plotted colony                          |         |
|      | h.  | Mixed use  |         |
| 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) - N/A</b> |  |         |
| 2.1  | Name of the phase to be registered  |  |         |
| 2.2  | Phase no.   |  |         |
| 2.3  | Nature of phase (please tick)   |  |         |
|      | a.  | Group housing                                      |         |
|      | b.  | Affordable group housing                           |         |
|      | c.  | DeenDayal Jan Awas Yojana                          |         |
|      | d.  | Commercial   |         |
|      | e.  | Cyber park/ IT park                                |         |
|      | f.  | Residential plotted colony                         |         |
|      | g.  | Industrial plotted colony                          |         |
|      | h.  | Mixed use  |         |
| 2.4  | Area of phase to be registered  |  |         |
| 2.5  | Whether phase is new or ongoing   |  |         |
| 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.  | Area |
|                   | 1.   | Behrampur                 | 13/11, 13/20, 13/21,13/9/1,<br>13/10, 13/2, 13/3 & 13/8/1 |      |
|                   | 2.   | Behrampur                 | 14/6/1, 14/15/2, 14/25/2                                  |      |
|                   | 3.   | Behrampur                 | 18/5/2/1  |      |
| <b>Total area</b> |  |                           | 9.668 Acres   |      |
| 4.                | <b>Floor area details of the project and the phase if applicable</b>   |                           |   |      |
| 4.1               | Floor area sanctioned for the whole project as per sanctioned building plan  | Commercial                | Residential   |      |
|                   |  | 621648<br>(Glo-Tech Part) | N/A   |      |
| 4.2               | Floor area of the project achieved so far in earlier phases, if any  | Commercial                | Residential   |      |
|                   |  | N/A                       | N/A   |      |
| 4.3               | Balance floor area in the total project available prior to this phase  | Commercial                | Residential   |      |
|                   |  | N/A                       | N/A   |      |
| 4.4               | Floor area of the phase to be registered (if applicable)   | Commercial                | Residential   |      |
|                   |  | 621648                    | N/A   |      |
| 5.                | <b>Status of the license vis-à-vis developer/ promoter or third party after sale of FSI as per the provisions of law</b>     |                           |   |      |
| 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   | Yes                       | No  |      |



|  |   |   |  |
|--|---|---|--|
|  |   | licensee and collaborator on the sale agreement (NOT ALLOWED)                       |  |
| 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.  |   | N/A  |
| 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. |   | Yes  |
| 5.6  | Whether beneficial interest permission has been obtained from the competent authority as per policy and provision of license terms and conditions.  |   | LOI vide memo no. LC-1694-JE(VA)2017/32014 dated 13/12/2017. |
| 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.   |   | Final BIP Awaited  |
| <b>6. Details of the applicant - developer</b> |   |   |  |
| 6.1  | Name  | Glo-Tech Enterprises Pvt. Ltd   |  |
| 6.2  | Status (Tick mark)  | Individual  |  |
|  |   | Proprietorship firm   |  |
|  |   | Partnership firm  |  |
|  |   | Company   | ✓  |
|  |   | Cooperative societies   |  |
|  |   | Any other   |  |
| 6.3  | Addresses   |   |  |
|  | Registered address  | A-61/1, Okhla Industrial Area Phase-II, New Delhi - 110020                          |  |
|  | Corporate/ office address   | UG-1 & 2, Upper Ground Floor, Magnum Towers, Tower-1, Golf Course Extn., Sector-58, |  |



|  |   |  |       |    |
|--|---|--|-------|----|
| <b>9. Details of the applicant seeking registration of the project</b> |   |  |       |    |
| 9.1  | Whether the applicant is owner licensee of the land for which the registration is being sought  | Yes  | No    |    |
|  |   |  | √     |    |
| 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                                    |       |    |
|  |   | Development agreement                                      | √     |    |
|  |   | Joint development agreement                                |       |    |
|  |   | Marketing agreement  |       |    |
|  |   | Power of attorney  | √     |    |
| 9.2.2  | If the applicant is applying by virtue of any of the above collaboration agreement or power of attorney:<br>Was the agreement/ power of attorney made before or after grant of license. | After grant of license                                     |       |    |
| 9.2.3  | Whether the power of attorney registered with the registrar   | Yes  |       |    |
| 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   | No |
|  |   |  | √     |    |
|  |   | Registration No.   | 12976 |    |
|  | Registering Officer   | Sub Registrar - Wazirabad                                  |       |    |
| b.   | Whether the collaboration agreement   | Yes  | No    |    |





|            |   |  |                            |  |   |  |  |
|------------|---|--|----------------------------|--|---|--|--|
| 2.         |   |  |                            |  |   |  |  |
| 3.         |   |  |                            |  |   |  |  |
| <b>12.</b> | <b>Details of units in the project as a whole</b>   |  |                            |  |   |  |  |
| 12.1       | Details of plots in case of plotted colony for the total project - N/A  |  |                            |  |   |  |  |
|            | Phase No.   |  | Size of plots              |  | No. of plots                            |  |  |
|            |   |  |                            |  |   |  |  |
|            |   |  |                            |  |   |  |  |
|            | Total No. of Phases   |  | Total No. of type of plots |  | Total No. of plots                      |  |  |
|            |   |  |                            |  |   |  |  |
| 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                          |  | 250 (approx.)                           |  |  |
|            |   |  |                            |  |   |  |  |
|            | Total No. of Phases   |  | Total No. of towers        |  | Total No. of units                      |  |  |
|            | 1   |  | 2                          |  | 250                                     |  |  |
| 12.3       | Details of commercial component if any  |  |                            |  |   |  |  |
|            | Phase No.   |  | Total Size of units        |  | No. of units (approx.)                  |  |  |
|            | One (5463 Sqft.)  |  |                            |  | 10                                      |  |  |
|            | One (7776 Sqft.)  |  |                            |  | 10                                      |  |  |
|            |   |  |                            |  |   |  |  |
|            | Total No. of Phases   |  | Total No. of size of       |  | Total No. of units                      |  |  |
|            | One   |  |                            |  | 20                                      |  |  |



|      |  |                         |   |   |                                   |
|------|--|-------------------------|---|---|-----------------------------------|
|      | 1.   | Schools                 | N/A   |   |                                   |
|      | 2.   | Club house              | N/A   |   |                                   |
|      | 3.   | Hospital and dispensary | N/A   |   |                                   |
|      | 4.   | Shopping area           | N/A   |   |                                   |
|      | 5.   | Others                  | N/A   |   |                                   |
| 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        | N/A   |   |                                   |
|      | 2.   | Others                  | N/A   |   |                                   |
| 13.  | <b>Approvals/ NOCs from various agencies for connecting external services.</b> |                         |   |   |                                   |
|      | <b>Facility</b>  |                         | <b>External/ connecting service to be provided by (Name the agency)</b> | <b>Whether Approval taken from the agency concerned. Yes/No</b> |                                   |
|      | Roads  |                         | HUDA  | N/A   |                                   |
|      | Water supply   |                         | HUDA  | Yes   |                                   |
|      | Electricity  |                         | HUDA  | Yes   |                                   |
|      | Sewage disposal  |                         | HUDA  | Yes   |                                   |
|      | Storm water drainage   |                         | HUDA  | No  |                                   |
| 14.  | <b>The following statutory approvals have already been obtained.</b>           |                         |   |   |                                   |
|      | <b>Sr. No.</b>   | <b>Particulars</b>      | <b>Details</b>  |   |                                   |



|      |  |  |              |                        |               |
|------|--|--|--------------|------------------------|---------------|
|      |  | 1  |              | 16384 Sq.ft.           | 10 (approx.)  |
|      |  | 2  |              | 416033Sqft.            | 240 (approx.) |
|      |  |  |              |                        |               |
|      |  |  |              |                        |               |
|      | Total no. of towers  | 2  |              | Total no. of units     | 250           |
| 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<br>Phase No. _____ |  |              |                        |               |
|      | Unit type  |  | Size of unit |                        | No. of units  |
|      |  |  |              |                        |               |
|      |  |  |              |                        |               |
|      | Total no. of units   |  |              |                        |               |
| 16.  | <b>Project cost/sale proceeds details of the phase registered or in case of one-go project then about the whole project.</b>   |  |              |                        |               |
| 16.1 | Project cost details   |  |              |                        |               |
|      | Sr. No.  | Component  |              | Estimated cost (Crore) |               |
|      | 1.   | Land cost  |              | 110                    |               |
|      | 2.   | Cost of construction                             |              | 179.95                 |               |
|      | 3.   | Cost of construction of community facilities     |              | NIL                    |               |
|      | 4.   | Cost of infrastructure i.e. internal development |              | 30.05                  |               |



|  |   |  |                 |
|--|---|--|-----------------|
| 18.3   | Others  | N/A  |                 |
| 18.4   | Instalments from allottees  | N/A  |                 |
| <b>Total</b>   |   | 125.80 crore                                 |                 |
| <b>19. Details of project consultants</b>                        |   |  |                 |
| <b>S.no.</b>   | <b>Consultants</b>  | <b>Name of the consultant</b>                | <b>Mob. No.</b> |
| i.   | Architect   | ACPL Design Ltd                              | 9810086911      |
| ii.  | Structural engineer   | Vintech Consultants                          | 9810010936      |
| iii.   | Chartered accountant  | O P Bagla & Co. LLP                          | 011-26436190    |
| <b>20. Bank Account details of the project</b>                   |   |  |                 |
| 20.1   | Name of Bank  | HDFC Bank, Vatika First India place, Gurgaon |                 |
| 20.2   | Account No.   | 50200028017116                               |                 |
| 20.3   | Name of the Account holder  | Glo-Tech Enterprises Pvt. Ltd.               |                 |
| 20.4   | Contact no.   | +91-   |                 |
| <b>21. Legal documents for existing as well as new allottees</b> |   |  |                 |
| 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)                             | Already submitted                            |                 |
| 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 <sup>3</sup> (Annexure O-2 copy of same in folder O) | Already submitted                            |                 |
| 21.3   | Whether the copy of the draft conveyance deed to be executed is attached. (Annexure O-3 copy of same in folder O)   | Not Yet Finalized                            |                 |
| 21.4   | Whether Performa for application form is  | Already submitted                            |                 |

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



**HARERA**  
**GURUGRAM**

Project Registration No.  
RC/REP/HARERA/GGM/2018/25

|       |  |
|-------|--|
| vii.  | 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; |
| viii. | 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.   |
| ix.   | The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.  |
| x.    | 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 Cyber Park colony.   |
| xii.  | 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