

CONDITIONS OF REGISTRATION

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

- The promoter shall submit copy of license renewal, Fire scheme approval and draft conveyance deed within 90 days from the issuance of this registration;
- The promoter shall undertake to keep 100 percent amount realized from sale of Flats and recovery of outstanding installments from allottees in a separate account to be maintained in a schedule bank and such amount shall be drawn for payment of land cost, construction cost including EDC/IDC installments.
- 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 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 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 not contravene the terms and conditions of the bilateral agreement entered into with the DTCP, Haryana at the time of grant of license;
- 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 December 2018 and ending with 31st December 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. (The promoter shall construct the community building within 4 years from the date of change of developer as per the condition mentioned in the bilateral agreement LC IV A entered into by the developer with DTCP Haryana)

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/	32
DATE	07-12-2018

PROVISIONAL REGISTRATION CERTIFICATE REAL ESTATE PROJECT GODREJ AIR PHASE-1

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	Godrej Air Phase-1	
2	Location	Sector – 85, Gurugram	
3	Total licensed area of the project	10.043 acres	
4	Area of project for registration	5.417 acres	
5	Number of Towers	2 + Community building	
6	Type of Project	Group Housing (Residential)	
7	Total FAR of the phase registered	26,265.3 sqm	
8	Number of Units	179	
9	Height of Building/No. of Storeys	Towers	No. of storeys
		Tower A3	G+19
		Tower A4	G+24
		Community Building	G+2
			Height of the building
			65.35 meters
			80.1 meters
			11.2 meters

LAND OWNERS / PRIMARY PROMOTER		
S.N.	Name	Land Detail
1.	Oscar Land & Housing Private Limited	1/2 nd share of 9 Kanal 1 Marla
2.	Acme Buildwell Private Limited	1/4 th share of 3 Kanal 1 Marla + 1/38 th share of 19 Marla
3.	Crazy land & housing Pvt. Ltd	7/8 th share of 2 Kanal 13 Marla
4.	Elegant land & Housing private Limited	19 Kanal 13 Marla
5.	Merlin land & Housing Pvt. Ltd	20 Kanal 7 Marla + 1/2 th share of 9 Kanal 1 Marla
6.	Mr. Anand Parkash, Mr. Ashwani Kumar & Mr. Rajpal	24 Kanal 13 Marla
7.	S.M. Buildcon Pvt. Ltd. (Its share of land has been transferred to Orris Infrastructure Pvt. Ltd.)	3/4 th share of 3 Kanal 1 Marla + 37/38 th share of 19 Marla + 1/8 th share of 2 Kanal 13 Marla

COLLABORATOR / DEVELOPER / MAIN PROMOTER	
1.	Godrej Developers & Properties LLP (Change of Developer Vide no. LC-2374-PA(SN)-2017/30066-30071 Dated 24.11.2017 replaced initial collaborator in the license i.e. Orris Infrastructure Pvt. Ltd.)

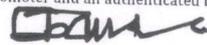
PARTICULARS OF THE MAIN PROMOTER		
S.N.	Particular	Detail
1.	Name	Godrej Developers & Properties LLP
1.	Registered Address	Godrej One, 5 th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East) Mumbai Mumbai City, Maharashtra - 400079
2.	Local Address	3 rd Floor, UM House, Tower A, Plot No. 35, Sector – 44, Gurugram, Haryana
3.	CIN	AAD-7997
4.	PAN	AAOFG3726F
5.	Status	Active
6.	Mobile No.	9999840950
7.	Landline No.	0124 - 4979200
8.	Email-Id	Godrejair85ncr@godrejproperties.com
9.	Authorized Signatory	Vidush Arya

FINANCIAL DETAILS		
S.N.	Particular	Amount (in crores)
1.	Estimated Cost	174 Crores
2.	Amount spent up to date	9 Crores
3.	Balance to be spent on the project	165 crores
4.	Cost of infrastructure for the whole project area of 10.043 acres	496.1 Crores
5.	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: 07.12.2018
Place: Gurugram




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

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