

### CONDITIONS OF REGISTRATION

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

- (i) The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government;
- (ii) 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;
- (iii) 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.
- (iv) 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;
- (v) 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;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (vii) 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 July, 2018 and ending with 31<sup>st</sup> December, 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.

Received on  
13/10/18  
gaura?

FORM 'REP-III' [See rule 5 (1)]

## HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM



NO. RC/REP/HARERA/GGM/2018/	10
DATE	25-07-2018

### REGISTRATION CERTIFICATE REAL ESTATE PROJECT

#### WINTER HILLS-77 (Phase-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	Winter Hills-77 (Phase-I)												
2.	Location	Sector 77, Gurugram												
3.	Total licensed area of the project	16.540 Acres of License No. 67 of 2011 issued in the name M/s Janpriya Build Estate Pvt. Ltd. Registered Joint Development Agreement is submitted with the authority.												
4.	Area of project for registration	10.540 Acres (Phase I)												
5.	Type of Project	Group Housing Colony												
6.	Total FAR of the phase registered	92117 sq. Mtrs.												
7.	Number of Towers	12 + EWS + Shopping Complex												
8.	Number of Units	706												
9.	Height of Building/No. of Storeys	<table border="1"> <tr> <td>1.</td> <td>Tower-1,4,6,8,11</td> <td>41,400 Mtrs.</td> </tr> <tr> <td>2.</td> <td>Tower-2,3,5,7,9,10,12</td> <td>63,300 Mtrs.</td> </tr> <tr> <td>3.</td> <td>Shopping Complex</td> <td>4000 Mtrs.</td> </tr> <tr> <td>4.</td> <td>EWS</td> <td>33,000 Mtrs.</td> </tr> </table>	1.	Tower-1,4,6,8,11	41,400 Mtrs.	2.	Tower-2,3,5,7,9,10,12	63,300 Mtrs.	3.	Shopping Complex	4000 Mtrs.	4.	EWS	33,000 Mtrs.
1.	Tower-1,4,6,8,11	41,400 Mtrs.												
2.	Tower-2,3,5,7,9,10,12	63,300 Mtrs.												
3.	Shopping Complex	4000 Mtrs.												
4.	EWS	33,000 Mtrs.												

#### PARTICULARS OF THE PROMOTER

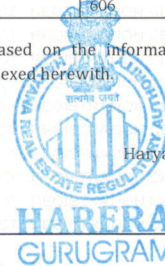
S.N.	Particular	Detail
1.	Name	Umang Realtech Pvt. Ltd.
2.	Registered Address	D-64, 2 <sup>nd</sup> Floor Defence Colony, New Delhi-110024
3.	Corporate Office Address	D-64, 2 <sup>nd</sup> Floor Defence Colony, New Delhi-110024
4.	Local Address	Winter Hills-77, Sector-77, Gurugram, Haryana
5.	CIN	U45400DL2007PTC163070
6.	PAN	AAACU9361K
7.	Status	Active
8.	Mobile No.	+91-7838598828
9.	Landline No.	+91-011-41413100
10.	Email-Id	info@umangrealtech.com
11.	Authorized Signatory	Mr. Rakesh Kumar

#### FINANCIAL DETAILS

S.N.	Particular	Amount (in Lakhs)
1.	Estimated Cost	₹ 61000
2.	Amount spent up to December Quarter	₹ 41243
3.	Balance to be spent on the project	₹ 19757
4.	Cost of infrastructure	₹ 1083
5.	Remaining expenditure on infrastructure	₹ 1044
6.	No. of units sold	606

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

Dated: 25.07.2018  
Place: Gurugram



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

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Rakesh