



CONDITIONS OF REGISTRATION

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

- (i) 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;
- (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 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 (I) of sub-section (2) of section 4;
- (vi) The promoter will not raise any loan against the project without prior approval of the Authority.
- (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 16th Jan, 2019 and ending with 30th September, 2020 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/310/42/2019	04
DATE	16-01-2019

REGISTRATION CERTIFICATE REAL ESTATE PROJECT 83 AVENUE

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	83 Avenue
2.	Location	Sector - 83, Village Sihi, Tehsil Manesar, District Gurugram, Haryana
3.	Total licensed area of the project	2.3625 Acres of License No. 12/2013 issued to M/s Real Town Properties Pvt. Ltd.
4.	Area of project for registration	2.3625 Acres
5.	Type of Project	Commercial Colony
6.	Total FAR of the phase registered	16,730.756 Sq. Mtrs.
7.	Number of Towers	1
8.	Number of Units	382
9.	Height of Building/No. of Storeys	G+21 (86.50 mtrs)

PARTICULARS OF THE PROMOTER / LICENSE HOLDER

S.N.	Particular	Detail
1.	Name	M/s Real Town Properties Pvt. Ltd.
2.	Registered Address	Sector-83, Village Sihi, Gurugram-122004
3.	Corporate Office Address	Sector-83, Village Sihi, Gurugram-122004
4.	Local Address	Sector-83, Village Sihi, Gurugram-122004
5.	CIN	U70100DL2010PTC209887
6.	PAN	AAFRCR0176G
7.	Status	Active
8.	Mobile No.	+91-9810060066
9.	Landline No.	-
10.	Email-Id	sommunj@hotmai.com
11.	Authorized Signatory	Mr. Som Munjal

FINANCIAL DETAILS

S.N.	Particular	Amount (cr)
1.	Estimated Cost	₹ 157.25
2.	Amount spent up to date	₹ 24.38
3.	Balance to be spent on the project	₹ 132.87
4.	Cost of infrastructure	₹ 14.88
5.	Remaining expenditure on infrastructure	₹ 14.88
6.	No. of units sold	221

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

Dated: 16.01.2019
Place: Gurugram




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

