

**FORM 'REP-III'**

[See rule 5(1)]

**REGISTRATION CERTIFICATE OF PROJECT**

**(Regd. No. 02 of 2017 dated 19.06.2017)**

**HARYANA REAL ESTATE REGULATORY AUTHORITY,  
HUDA COMPLEX, SECTOR- 6, PANCHKULA-134109**

To

Sternal Buildcon Pvt. Ltd.  
12<sup>th</sup> Floor, Dr. Gopal Das Bhawan,  
28 Barakhamba Road, New Delhi-110001

Memo No. HRERA(Reg.)06/2017/

Dated

**Subject: Registration of acres Group Housing Colony, situated in Sec-36, Sohna, Haryana, by Sternal Buildcon Pvt. Ltd. under RERA Act, 2016 and HRERA Rules, 2017**

**Ref: Your application dated 12.05.2017 and additional information dated 14.06.2017**

Your request for registration of Group Housing Colony for 9.775 acres situated in Sec-36, Sohna with regard to License no. 14 of 2016 dated 26.09.2016 issued by the Director, Town and Country Planning Department, Haryana, has been examined vis-a-vis the provisions of the Real Estate (Regulation and Development) Act, 2016 and published draft Rules of HRERA, 2017 and accordingly a registration certificate is herewith issued with following terms and conditions:

- (i) The Promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (ii) The Promoter shall deposit seventy percent of the amount to be realized from the allottees by the Promoter in a separate account to be maintained in a schedule bank to meet the cost of land and construction, to be used only for that purpose as per sub-clause (D) of clause (l) of sub-section (2) of section 4;
- (iii) The registration shall be valid for a period of 4 years commencing from \_\_\_ June, 2017 and ending on 17<sup>th</sup> May, 2021 ;
- (iv) The Promoter shall enter into an agreement for sale with the allottees as prescribed in the Act and Rules made thereunder;

- (v) 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 apartment, plot or building as the case may be, or on the common areas as per provision of section 17 of the Act;
- (vi) The Promoter shall take all the pending approvals from the various competent authorities on time
- (vii) The Promoter shall pay all outstanding payment i.e. land cost and construction cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, bank and financial institutions which are related to the project until he transfers the physical possession of the real estate project to the allottees or the associations of allottees, as the case may be;
- (viii) The Promoter shall be responsible for providing and maintaining the essential services, on reasonable charges, till the taking over of the maintenance of the project by the Municipal Corporation, Gurugram or any other local authority/Association of the Allottees, as the case may be;
- (ix) The Promoter shall not accept a sum more than ten percent of the cost of the apartment, plot or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and register the said agreement for sale, under any law for the time being in force;
- (x) The Promoter shall pay the registration fee and comply with any other condition to be imposed in view of provisions of final HRERA Rules, 2017 ;
- (xi) The Promoter shall adhere all the terms and conditions of said license, sanctioned plans and other permissions issued by Competent Authorities
- (xii) The Promoter shall, upon receiving his Login Id and password under clause(a) of sub-section (1) or under sub-section (2) of section 5, as the case may be, create his web page on the website of the Authority and enter all details of the proposed project as provided under sub-section (2) of section 4, including the followings:-
  - a) details of the registration granted by the authority;

b) quarterly up-to-date list of number and type of apartments for plots, as the case may be, booked;

c) quarterly up-to-date the list of number of garages/covered parking lot booked;

d) quarterly up-to-date the list of approvals taken and the approvals which are pending subsequent to commencement certificate;

e) quarterly up-to-date status of the project; and

f) such other information and documents as may be specified by the regulations made by the authority.

(xiii) The Promoter shall be responsible to make available to the allottees, the following information at the time of the booking and issue of allotment letter:-

a) sanctioned plans, layout, along with specifications, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the Authority;

b) the stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity.

c) the promoter shall submit the detail of development work plan as provided in Rule 14(1) (b) VII of the Draft Rules HRERA within one month time.

**Executive Director  
HRERA**

Endst No. HRERA(Reg.)06/2017/

Dated

A copy is forwarded to the followings for information:-

- 1) PS to PSTCP-cum-DRA for kind information of PSTCP-cum-DRA
- 2) Director, Town and Country Planning, Haryana, Chandigarh

**Executive Director  
HRERA**

