



CONDITIONS OF REGISTRATION

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

- 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 favor of the allottee or the association of the allottees within stipulated period 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 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 (I) 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 mentioned in the attached brief and as conveyed by the Authority from time to time. Additional terms and conditions given at the end of the attached brief.

VALIDITY OF REGISTRATION

The registration of this phase shall be valid for the period commencing from 1st April, 2019 and ending with 15th Aug, 2022 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.

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



REGISTRATION NO. 21 OF 2019	
RC/REP/HARERA/GGM/327/59/2019/21	DATE 01-04-2019
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-169-2019

REGISTRATION CERTIFICATE

REAL ESTATE PROJECT

Zara Aavaas-2

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	Zara Aavaas-2
2.	Location	Sector-104, Gurugram
3.	Total licensed area of the project	1.03125 acres
4.	Area of phase for registration	1.03125 acres
5.	Nature of the project	Affordable Group Housing Colony
6.	Total FAR of the phase registered	9306.49 sqmts
7.	Number of Towers	4 Towers and 16 shops
8.	Number of Units	132

NAME OF THE PROMOTERS		
S.N.	Particular	Detail
1.	Promoter 1/License holder	Perfect Buildwell Pvt. Ltd. And others
PARTICULARS OF THE PROMOTER 2/ DEVELOPER		
S.N.	Particular	Detail
1.	Name	Perfect Buildwell Pvt. Ltd
2.	Registered Address	H & O House D-64 Defence Colony, New Delhi- 110024
3.	Corporate Office Address	E-597 Second Floor, G.K Part- II , New Delhi-110048
4.	Local Address	NIL
5.	CIN	U45201DL2004PTC125145
6.	PAN	AADCP3912C
7.	Status	Active
8.	Mobile No.	+91-9821396549
9.	Landline No.	+ 91-011-40641100
10.	Email-Id	info@zaragroup.in
11.	Authorized Signatory	Rajeev Srivastava

This registration certificate is based on the information supplied by the promoter and an authenticated brief of which is annexed herewith, which shall be read as part of this registration certificate.

Dated: 01.04.2019
Place: Gurugram



(Dr. K.K. Khandelwal)

Chairman
Haryana Real Estate Regulatory Authority
Gurugram

