



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 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;
- (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 (l) 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 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 and if any observation same may be rectified within three months.

VALIDITY OF REGISTRATION

The registration of this project shall be valid for the period commencing from 26th March, 2019 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.

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. 22 OF 2019	
RC/REP/HARERA/GGM/328/60/2019/22	DATE 26-03-2019
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-115-2018

REGISTRATION CERTIFICATE REAL ESTATE PROJECT SPLENDOR EPITOME

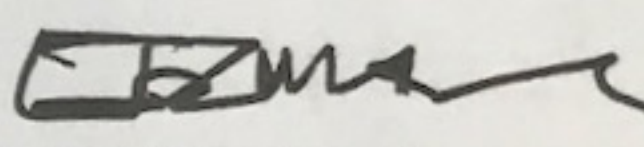
This registration is granted
under section 5 of
the Real Estate (Regulation & Development) Act, 2016
to the following project under project registration number
as mentioned above

PARTICULARS OF THE NEW PROJECT		
S. N.	Particular	Detail
1.	Name of the project	Splendor Epitome
2.	Location	Sector-62, Vill-Ullawas, Gurugram
3.	Total licensed area of the project	3.35 acres
4.	Area of phase for registration	3.35 acres
5.	Nature of the project	Commercial Colony
6.	Total FAR of the phase registered	23701.901 sq. m
7.	Number of Towers	3 (Commercial A, B, C)
8.	Number of Units	283

NAME OF THE PROMOTERS		
S.N.	Particular	Detail
1.	Promoter 1/License holder	Splendor Landbase Ltd
PARTICULARS OF THE PROMOTER 2/ DEVELOPER		
S.N.	Particular	Detail
1.	Name	M/s Splendor Landbase Ltd
2.	Registered Address	Unit Nos. 501-511, 5 th floor, Splendor Forum, 03, Jasola District Centre
3.	Corporate Office Address	Unit Nos. 501-511, 5 th floor, Splendor Forum, 03, Jasola District Centre
4.	Local Address	Ground floor, Splendor Trade tower, Golf Course, Extension road, Sector-65, Gurugram
5.	CIN	U45201DL2002PLC118130
6.	PAN	AAECA3986E
7.	Status	Active
8.	Mobile No.	+91-8588813683
9.	Landline No.	+011-40604400
10.	Email-Id	manjunath@splendorgroup.net
11.	Authorized Signatory	Mr. S.G. Manjunath

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: 26.03.2019
Place: Gurugram


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



DR. KRISHANA KUMAR KHANDELWAL, IAS (R)
CHAIRMAN
HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM