



### CONDITIONS OF REGISTRATION

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

- (i) The promoter shall submit copy of environment clearance certificate, copy of fire scheme approval and copy of electrical load availability connection NOC within a period of 3 months from issuance of this certificate;
- (ii) The promoter shall follow the respective payment plan for AHP and PMAY (U) as per respective policies of Town and Country Planning department, Haryana as amended from time to time.
- (iii) The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government;
- (iv) 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;
- (v) 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.
- (vi) 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;
- (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 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 phase shall be valid for the period commencing from 3<sup>rd</sup> July, 2019 and ending with 4 years from date of environmental clearance 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



*[Handwritten Signature]*

|   |                        |
|---|------------------------|
| REGISTRATION NO. 33 OF 2019 <b>27/05/2019</b> |                        |
| RC/REP/HARERA/GGM/339/71/2019/33              | DATE : 03-07-2019      |
| UNIQUE NO. GENERATED ONLINE                   | RERA-GRG-PROJ-206-2019 |

### REGISTRATION CERTIFICATE

### REAL ESTATE PROJECT ROF AALAYAS PHASE-II

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                | ROF Aalayas              |
| 2.    | Location                           | Sector 102, Gurugram     |
| 3.    | Total licensed area of the project | 9.1125 acres             |
| 4.    | Area of phase for registration     | 4.1125 acres             |
| 5.    | Nature of the project              | Affordable group housing |
| 6.    | Total FAR of the phase registered  | 40151.7 sqmts            |
| 7.    | Number of Towers                   | 6                        |
| 8.    | Number of Units                    | 595                      |

#### NAME OF THE PROMOTERS

| S.N. | Particular                | Detail                                      |
|------|---------------------------|---|
| 1.   | Promoter 1/License holder | M/s Nani Resorts and Floriculture Pvt. Ltd. |

#### PARTICULARS OF THE PROMOTER 2 / DEVELOPER

| S.N. | Particular               | Detail   |
|------|--------------------------|--|
| 1.   | Name                     | M/s Nani Resorts and Floriculture Pvt. Ltd.                        |
| 2.   | Registered Address       | M-18, Greater Kailash -II, New Delhi-110048                        |
| 3.   | Corporate Office Address | Building no. 80, 1 <sup>st</sup> Floor, Sector-44, Gurugram-122003 |
| 4.   | Local Address            | Building no. 80, 1 <sup>st</sup> Floor, Sector-44, Gurugram-122003 |
| 5.   | CIN                      | U55101DL1999PTC098037  |
| 6.   | PAN                      | AABCN4603L   |
| 7.   | Status                   | Active   |
| 8.   | Mobile No.               | 9910107920   |
| 9.   | Landline No.             | 01244399399  |
| 10.  | Email-Id                 | crm@rof.co.in  |
| 11.  | Authorized Signatory     | Mr. Mukesh Kumar   |

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: 03.07.2019  
Place: Gurugram



*[Handwritten Signature]*  
(Dr. K.K. Khandelwal)  
Chairman  
Haryana Real Estate Regulatory Authority  
Gurugram