



**HARERA  
GURUGRAM**

### 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 phase shall be valid for the period commencing from 27<sup>th</sup> May 2019 and ending with 31<sup>st</sup> December 2024 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



REGISTRATION NO. 34 OF 2019

|                                  |                        |
|----------------------------------|------------------------|
| RC/REP/HARERA/GGM/340/72/2019/34 | DATE 27-05-2019        |
| UNIQUE NO. GENERATED ONLINE      | RERA-GRG-PROJ-139-2018 |

### REGISTRATION CERTIFICATE REAL ESTATE PROJECT SOBHA CITY-PHASE IV

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                | Sobha City Phase IV           |
| 2.    | Location                           | Sector 108, Babupur, Gurugram |
| 3.    | Total licensed area of the project | 39.375 acres                  |
| 4.    | Area of phase for registration     | 2.6778 acres                  |
| 5.    | Nature of the project              | Group Housing Colony          |
| 6.    | Total FAR of the phase registered  | 37359.504 sq. m               |
| 7.    | Number of Towers                   | 4 Tower A3, A4, B3, B4        |
| 8.    | Number of Units                    | 288                           |

#### NAME OF THE PROMOTERS

| S.N. | Particular                | Detail                            |
|------|---------------------------|-----------------------------------|
| 1.   | Promoter 1/License holder | Chintels India Pvt Ltd and others |
| 2.   | Promoter 2/Developer      | Sobha Ltd                         |

#### PARTICULARS OF THE PROMOTER 2/ DEVELOPER

| S.N. | Particular               | Detail   |
|------|--------------------------|--|
| 1.   | Name                     | M/s Sobha Ltd  |
| 3.   | Registered Address       | Sobha, Sarjapur-Marathahalli outer ring road (ORR), Devarabisanahalli, Bellandur post, Bangalore KA 560103 |
| 4.   | Corporate Office Address | Sobha, Sarjapur-Marathahalli outer ring road (ORR), Devarabisanahalli, Bellandur post, Bangalore KA 560103 |
| 5.   | Local Address            | 5 <sup>th</sup> Floor, Rider House, Plot No-136P, Sector-44, Gurugram-122003                               |
| 6.   | CIN                      | L45201KA1995PLC018475  |
| 7.   | PAN                      | AABCS7723E   |
| 8.   | Status                   | Active   |
| 9.   | Mobile No.               | +91-9871196826   |
| 10.  | Landline No.             | +0124-4855555  |
| 11.  | Email-Id                 | haryana.rera@sobha.com   |
| 12.  | Authorized Signatory     | Mr. Jagadish Nangineni   |

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: 27.05.2019  
Place: Gurugram



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

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