



### CONDITIONS OF REGISTRATION

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

- (i) The promoter shall submit the approved service plan estimates, Electrical load availability connection within 3 months from the date of grant of registration certificate.
- (ii) As the agreement for sale is under revision and under consideration by the Government, the promoter shall enter into an agreement for sale with the allottees in the revised format as prescribed by the Government;
- (iii) The Payment Plan should be commensurate of development of the project. The payment Plan should Match with the date of possession / completion of the project.
- (iv) The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government;
- (v) The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act;
- (vi) 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.
- (vii) 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;
- (viii) 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;
- (ix) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (x) 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 03.09.2019 and ending with 31.03.2023 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. 47 of 2019

RC/REP/HARERA/GGM/353/85/2019/47	DATE: 04.09.2019
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-208-2019

### REGISTRATION CERTIFICATE REAL ESTATE PROJECT VERSALIA ZONE-A2

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

Sr.no	Particular	Detail
1.	Name of the project	Varsalia zone- A2
2.	Location	Sector- 67A, Gurugram
3.	Total licensed area of the project	89.43 acres
4.	Area of phase for registration	32.262 acres
5.	Nature of the project	Residential Plotted Colony
6.	Number of Blocks	8(Ia, ,II, IIa, IIb, III, IIIa, V, Va)
7.	Number of Plots	393

### NAME OF THE PROMOTERS

S.N.	Particular	Detail
1.	Promoter 1/License holder	Effulgent Realtors(P)Lt and others

### PARTICULARS OF THE PROMOTER 2 / DEVELOPER

S.N.	Particular	Detail
1.	Name	Ansal Properties & Infrastructure Ltd
2.	Registered Address	115, Ansal Bhawan, 16 K.G Marg, New Delhi-110001
3.	Corporate Office Address	115, Ansal Bhawan, 16 K.G Marg, New Delhi-110001
4.	Local Address	Versalia ,Sector-67A, Gurugram
5.	Registration No.	L4510DL1967PLC004759
6.	PAN	AAACA0006D
7.	Status	Company
8.	Mobile No.	8447063400
9.	Landline No.	011-6603830
10.	Email-Id	ansalreraharyana@gmail.com
11.	Authorized Signatory	Rahul Arora

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: 04.09.2019  
Place: Gurugram



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