



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 1st October, 2019 and ending with 31st December, 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. 56 OF 2019	
RC/REP/HARERA/GGM/362/94/2019/56	DATE 01-10-2019
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-260-2019

REGISTRATION CERTIFICATE

REAL ESTATE PROJECT EMERALD CLASSIC

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

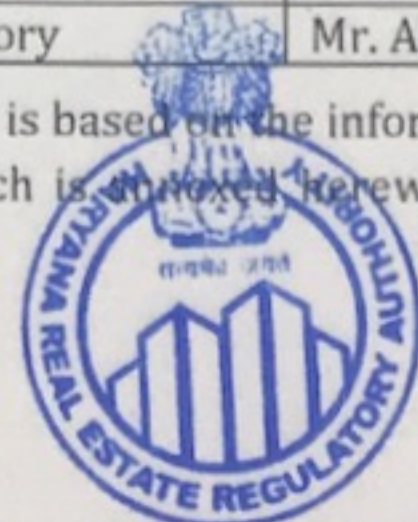
PARTICULARS OF THE NEW PROJECT		
S. N.	Particular	Detail
1.	Name of the project	Emerald Classic
2.	Location	Sector 65, Maidawas, Gurugram
3.	Total licensed area of the project	25.499 acres
4.	Area of phase for registration	1.6434 acres
5.	Nature of the project	Group Housing Colony
6.	Total FAR of the phase registered	3702.573 sq. m
7.	Number of Towers	2 towers (P1 & P2)
8.	Number of Units	20

NAME OF THE PROMOTERS		
S.N.	Particular	Detail
1.	Promoter 1/License holder	M/s Active Promoters Pvt Ltd, M/sBrijbasi Projects Pvt Ltd, M/s Sewak Developers Pvt Ltd, Rajiv Kumar, Sakuntla
2.	Promoter 2/Developer	Emaar MGF Land Ltd

PARTICULARS OF THE PROMOTER 2/ DEVELOPER		
S.N.	Particular	Detail
1.	Name	M/s Emaar MGF Land Ltd
3.	Registered Address	306-308 Square One C2, District Centre, Saket, New Delhi-110017
4.	Corporate Office Address	Emaar Business Park, MG road, Sikanderpur, Sector-28, Gurugram-122002
5.	Local Address	Emaar Business Park, MG road, Sikanderpur, Sector-28, Gurugram-122002
6.	CIN	U45201DL2005PLC133161
7.	PAN	AABCE4308B
8.	Status	Active
9.	Mobile No.	+91-9891199300
10.	Landline No.	+0124-4421155
11.	Email-Id	coordination@emaar-India.com
12.	Authorized Signatory	Mr. Abhishek 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: 01.10.2019
Place: Gurugram



(Dr. K.K. Khandelwal)

Chairman
Haryana Real Estate Regulatory Authority
Gurugram

**HARERA
GURUGRAM**