



### CONDITIONS OF REGISTRATION

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

- The promoter shall submit renewal of license no. 70 of 2011 within a period of 3 months from issuance of this certificate.
- The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017;
- 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;
- 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.
- The promoter shall deposit hundred 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;
- 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;
- The promoter shall repay the loan as per the Haryana Real Estate Regulatory Authority, Gurugram (Direction to the builders/promoters with regard to opening of Bank accounts as per provisions of RERA) Regulation, 2019 notification no. 79-2019/Ext. dated 10.05.2019.
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- 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 14<sup>th</sup> October, 2019 and ending with 30<sup>th</sup> Sep, 2021 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



|  |                               |
|--|-------------------------------|
| <b>REGISTRATION NO. 62 OF 2019</b>       |                               |
| <b>RC/REP/HARERA/GGM/368/100/2019/62</b> | <b>Date: 14-10-2019</b>       |
| <b>UNIQUE NO. GENERATED ONLINE</b>       | <b>RERA-GRG-PROJ-276-2019</b> |

### REGISTRATION CERTIFICATE

## REAL ESTATE PROJECT COSMOS EXPRESS 99/CASCADE GARDENS

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                | Cosmos Express 99/Cascade Gardens  |
| 2.    | Location                           | Sector 99, Dhankot, Gurugram   |
| 3.    | Total licensed area of the project | 13.32 Acres  |
| 4.    | Area of project for registration   | 5.468 Acres  |
| 5.    | Nature of the project              | Group Housing  |
| 6.    | Total FAR of the project           | 37302.543 sqmts  |
| 7.    | Number of Towers                   | Tower 2(B), Tower 1(C), Tower 4(D), Tower 5(E), Tower S (Service tower), EWS, Commerical |
| 8.    | Number of Units                    | Tower B-26, Tower C-52, Tower D-104, Tower E-104, Tower S-64, EWS-51, 7 (Shops)          |

### NAME OF THE PROMOTERS

| S.N. | Particular                                     | Detail                                     |
|------|--|--|
| 1.   | Promoter 1/License holder                      | M/s Shivnandan Buildtech Pvt. Ltd.         |
| 2.   | Promoter 2/ Developer<br>(Change of developer) | M/s Cosmos Infra Engineering India Pvt Ltd |

### PARTICULARS OF THE PROMOTER 2 / DEVELOPER

| S.N. | Particular               | Detail  |
|------|--------------------------|---|
| 1.   | Name                     | M/s Cosmos Infra Engineering India Pvt Ltd  |
| 3.   | Registered Address       | 5 A, C, D, 5 <sup>th</sup> floor, Vandhna Building, 11 Tolstoy Marg, New Delhi-110001 |
| 4.   | Corporate Office Address | 5 A, C, D, 5 <sup>th</sup> floor, Vandhna Building, 11 Tolstoy Marg, New Delhi-110001 |
| 5.   | Local Address            | 5 A, C, D, 5 <sup>th</sup> floor, Vandhna Building, 11 Tolstoy Marg, New Delhi-110001 |
| 6.   | CIN                      | U70101DL1986PTC022930   |
| 7.   | PAN                      | AAACC0017C  |
| 8.   | Status                   | Active  |
| 9.   | Mobile No.               | 9711003249  |
| 10.  | Landline No.             | 0124-2219440  |
| 11.  | Email-Id                 | customersupport@cosmosinfra.com   |
| 12.  | Authorized Signatory     | Mr. Umesh Arora   |

This registration certificate is based on the information supplied by the promoter and an authenticated brief and declaration by the promoter is annexed herewith, which shall be read as part of this registration certificate.

Dated: 14.10.2019  
Place: Gurugram

(Dr. K.K. Khandelwal)

DR. KRISHANA KUMAR KHANDLWAL, IAS (R)  
Chairman  
Haryana Real Estate Regulatory Authority  
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY  
GURUGRAM