



CONDITIONS OF REGISTRATION

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

- The promoter shall submit the approved service estimate and plans and fire scheme approval within 3 months from the date of grant of registration 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 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;
- 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 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 9th December, 2019 and ending with 31st March, 2025 (completion date as declared by the promoter in REP-II) 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. 74 OF 2019

RC/REP/HARERA/GGM/380/112/2019/74	Date: 09.12.2019
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-304-2019

REGISTRATION CERTIFICATE REAL ESTATE PROJECT

BESTECH 92 MARKET PLACE

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	Bestech 92 Market Place
2.	Location	Sector 92, Wazirpur, Gurugram
3.	Total licensed area of the project	5.7125 acres
4.	Area of project for registration	5.7125 acres
5.	Nature of the project	Commercial colony
6.	Total FAR of the project	41140.43 sqm
7.	Number of Blocks	Block-01, Block-02
8.	Number of Units	432

NAME OF THE PROMOTERS

S.N.	Particular	Detail
1.	Promoter 1/License holder	<ul style="list-style-type: none"> M/s Spring Water Properties Pvt Ltd. and M/s Sunint Enterprises Pvt Ltd. Mandeep Singh S/o Harkanwar Pal Singh, Sandeep Singh, Kawaljit Singh, Gurmeet Singh S/o Sh. Amolak Singh, M/s Sunint Enterprises Pvt Ltd Smt. Inderjit Kaur w/o Sh. Amolak Singh, Smt. Ravneet Kaur w/o Sandeep Singh, Harkanwarpal Singh S/o Sh. Makhan Singh Sh. Sandeep Singh, Sh. Kanwaljit Singh, Sh. Gurmeet Singh, Ss/o Sh. Amlok Singh
2.	Promoter 2/Collaborator	M/s Bestech India Pvt. Ltd.

PARTICULARS OF THE PROMOTER 2 / DEVELOPER

S.N.	Particular	Detail
1.	Name	M/s Bestech India Pvt. Ltd.
3.	Registered Address	Bestech India Pvt Ltd, Unit no. 5d, 5 th floor, Delhi Aero city, Hospitality District, New Delhi 110037
4.	Corporate Office Address	Bestech House, 51, Sector 44, Gurugram-122002, Haryana
5.	Local Address	Bestech House, 51, Sector 44, Gurugram-122002, Haryana
6.	CIN	U99999DL2001PTC110996
7.	PAN	AABC6551B
8.	Status	Active
9.	Mobile No.	8130590085
10.	Landline No.	0124-4540000
11.	Email-Id	marketplace92_rera@bestechgroup.com
12.	Authorized Signatory	Bhagat Ram Bansal

DETAILS OF THE BANK ACCOUNT

S. N.	Type of bank account	Account No	Name and branch of the bank
1.	Master Account of the Project (100%)	777705880003	ICICI Bank, Qutub Plaza, DLF, Gurugram-122000
2.	Escrow KERA account of the project (70%)	777705880001	ICICI Bank, Qutub Plaza, DLF, Gurugram-122000
3.	Escrow account of the promoter (30%)	777705880002	ICICI Bank, Qutub Plaza, DLF, Gurugram-122000

This registration certificate is based on the information furnished in the application and the information in the attached brief and declaration by the promoter is annexed herewith, which shall be read as part of this registration certificate.

Dated: 09.12.2019
Place: Gurugram



DR. KRISHANA KUMAR KHANDELWAL IAS (R)

HARYANA REAL ESTATE REGULATORY AUTHORITY
(Dr. K.K. Khandelwal)

Chairman
Haryana Real Estate Regulatory Authority
Gurugram