



CONDITIONS OF REGISTRATION

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

- (i) The promoter shall submit the copy of renewal of approved building plans (BR-III) of 140 plots within a period of 3 months from the date of grant of registration certificate.
- (ii) The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017;
- (iii) 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;
- (iv) 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.
- (v) 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 (I) of sub-section (2) of section 4 till the compliance of condition (i);
- (vi) 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;
- (vii) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (viii) 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 12th April, 2021 and ending with 30th June, 2022 (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. 17 OF 2021

RC/REP/HARERA/GGM/449/181/2021/17	Date: 12.04.2021
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-832-2021

REGISTRATION CERTIFICATE REAL ESTATE PROJECT ACE PALM FLOORS

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	Ace Palm Floors
2.	Location	Sector 89 & 90, Gurugram
3.	Total licensed area of the project	114.506 acres
4.	Area of project for registration	7.069 acres
5.	Nature of the project	Residential Floors
6.	Total FAR of the project	40172 sq.m
7.	Number of Blocks	Floors on 140 plots
8.	Number of Units	420
9.	Development responsibility	M/s Bright Buildtech Pvt Ltd

NAME OF THE PROMOTERS

S.N.	Particular	Detail
1.	Promoter 1/License holder	Orris Land & Housing Pvt Ltd, Fortune Land & Housing Pvt Ltd, Vertax Land & Housing Pvt Ltd, Bright Buildtech Pvt. Ltd., Incense Properties Pvt Ltd, Neptune Land & Housing Pvt Ltd, Radha Estate Pvt. Ltd., Oscar Land & Housing Pvt Ltd, Crazy Land & Housing Pvt Ltd, Elegant Land & Housing Pvt Ltd, Salmon Land & Housing Pvt Ltd, Acme Build well Pvt Ltd., Merlin Land & Housing Pvt Ltd, Orris Infrastructure Pvt Ltd, Raghbir, Jitender, Yogvinder, Harmender, Joginder, Narender, Amit Gupta, Gangaram, Ramrati, Rajbir, Hansraj, Kailash, Kure Singh, Krishan, Jagmal Ora Land & Housing Pvt Ltd, Vertax Land & Housing Pvt Ltd, Orris Infrastructure Pvt Ltd, Fortune Land & Housing Pvt Ltd, Elegant Land & Housing Pvt Ltd, Incense Properties Pvt Ltd, Neptune Land Housing Pvt Ltd, Oscar Land & Housing Pvt Ltd, Doyen Town Planners Pvt Ltd, Bijender Singh, Amit Gupta, Jitender-Yadyender
2.	Promoter 2/Collaborator	M/s Orris Infrastructure Pvt Ltd
3.	Promoter 3/ Beneficial Interest Permission	M/s Bright Buildtech Pvt Ltd

PARTICULARS OF THE PROMOTER 3/ BENEFICIAL INTEREST PERMISSION

S.N.	Particular	Detail
1.	Name	M/s Bright Buildtech Pvt Ltd
4.	Registered Address	D-35, Anand Vihar, New Delhi - 110092
5.	Corporate Office Address	Ace Studio, 7 th floor, Plot No 01B, Greater Noida Expressway, Sector 126, Noida-201303
6.	Local Address	Ace Studio, 7 th floor, Plot No 01B, Greater Noida Expressway, Sector 126, Noida-201303
7.	CIN	U45201DL2006ETC146221
8.	PAN	AACCB7981J
9.	Status	Active
10.	Mobile No.	+91-9910649986
11.	Landline No.	+0120-2487200
12.	Email-Id	info@acegroupindia.com
13.	Authorized Signatory	Mr. Syed Jameelur Rehman

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%)	059372500000045	Yes Bank Ltd, Sector 132, Noida, U.P
2.	Separate RERA account of the project (70%)	059372500000055	Yes Bank Ltd, Sector 132, Noida, U.P
3.	Free account of the promoter of the project (30%)	001466200000806	Yes Bank Ltd, Sector 132, Noida, U.P

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.



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

ADDITIONAL TERMS AND CONDITIONS OF REGISTRATION

1. Preferential location charges shall only be levied on such apartments, plots or buildings which are duly approved in the layout plan by the competent authority and the same shall have to be indicated at the time of registration of the project with the authority along with preferential location charges/special preferential location charges etc., otherwise no PLC chargeable from the allottees.
2. The promoters shall submit list of plots sold through real estate agents along with details of the commission and details of the property at the time of submission of quarterly progress report.
3. No separate EDC/IDC are payable by the allottees except the basic sale price on plot area basis.

Attention is invited to model agreement for sale provided in the Haryana Real Estate (Regulation and Development) Rules, 2017. (Term 1.2)

Explanation:

- (i) The Total Price as mentioned above includes the booking amount paid by the allottee to the Promoter towards the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable);
- (ii) The Total Price as mentioned above includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable) to the allottee(s) or the competent authority, as the case may be, after obtaining the necessary approvals from competent authority for the purpose of such possession:

Provided that, in case, there is any change/modification in the taxes/charges/fees/levies etc., the subsequent amount payable by the allottee to the promoter shall be increased/decreased based on such change/modification.

4. The attention of the promoter is invited to the definition of common areas provided in section 2(n) of the Real estate (Regulation and Development) Act, 2016 and specifically community and commercial facilities as provided in real estate project are part of the common areas. Accordingly, these are to be transferred to the association of allottees or the competent authority as the case may be along with all other mentioned common facilities. Accordingly, the promoter is restrained to part away with such facilities with third party. Section 2(n) of the Real Estate (Regulation and Development) Act, 2016 is reproduced as under:

"common areas" mean—

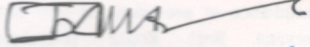
- (i) *the entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;*
- (ii) *the staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;*
- (iii) *the common basements, terraces, parks, play areas, open parking areas and common storage spaces;*
- (iv) *the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel;*
- (v) *installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;*
- (vi) *the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;*
- (vii) *all community and commercial facilities as provided in the real estate project;*
- (viii) *all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;*

5. The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of drawing and approvals with the real estate agent registered with the HARERA. In case of engagement of real estate agent or change of real estate agent, the promoter shall inform the same to the authority.
6. In future any new allotment in ongoing projects or new projects, the plot/apartment/or building shall be sold only on carpet area basis and not on super area basis and the rate shall be inclusive of all charges like including GST/PLC.
7. There shall not be any subvention scheme for the registered project without prior approval of the authority.
8. The promoter shall make available all the approved plans of the project on the project site.
9. The promoter shall declare details of the floor along with specifications, payment plan and time for handing over of possession of unit after obtaining all required approvals from the competent Authority.
10. The promoter shall execute the draft allotment letter as annexed in the detailed project information which is duly approved by the authority and authenticated by the promoter.
11. M/s Bright Buildtech Pvt Ltd has been sold 431 plots (24.36 acres' saleable area) by M/s Orris Infrastructure Pvt Ltd and M/s Bright Buildtech Pvt Ltd has further developed plots into floors without obtaining COD/BIP permission. Development cost including EDC, IDC etc. shall be carried out jointly in the license no. 59 of 2013 and for extended license no. 115 of 2019, development shall be carried out by M/s Orris Infrastructure Pvt Ltd.
12. Information regarding total project area of 114.506 acres has been provided by M/s Orris Infrastructure Pvt Ltd. Regarding the area sold to M/s Bright Buildtech Pvt. Ltd., beneficial interest permission has been applied by M/s Bright Buildtech Pvt. Ltd. The promoter s M/s Bright Buildtech Pvt. Ltd. shall submit the beneficial interest permission within a period of 3 months from the date of grant of registration certificate. It is understood that this registration is being issued without prejudice to the right of the authority to continue penal proceeding against the promoter (M/s Bright Buildtech Pvt. Ltd.) Suo-moto RERA-GRG-6070-2019.

Dated: 12.04.2021

Place: Gurugram




DR. KRISH BALKRISHNA KHARELWAL, IAS (R)

Chairman

Haryana Real Estate Regulatory Authority
GURUGRAM