



### CONDITIONS OF REGISTRATION

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

- The promoter shall submit copy of license renewal, Fire scheme approval and draft conveyance deed within 90 days from the issuance of this registration;
- The promoter shall undertake to keep 100 percent amount realized from sale of Flats and recovery of outstanding installments from allottees in a separate account to be maintained in a schedule bank and such amount shall be drawn for payment of land cost, construction cost including EDC/IDC installments.
- The promoter shall inform to the revenue department for entry in record of ownership about the project land being licensed and bonded for setting up of affordable group housing colony;
- The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government;
- The promoter shall offer to execute and register a conveyance deed in favour of the allottee or the association of the allottees of the unit/ apartment, plot or building as the case may be;
- 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 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 not contravene the terms and conditions of the bilateral agreement entered into with the DTC, Haryana at the time of grant of license;
- The promoter shall comply with all other terms and conditions as conveyed by the Authority.

### VALIDITY OF REGISTRATION

The registration shall be valid for the period commencing from December 2018 and ending with 30<sup>th</sup> September 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.

### 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



NO. RC/REP/HARERA/GGM/2018/

34

DATE

07-12-2018

### PROVISIONAL REGISTRATION CERTIFICATE REAL ESTATE PROJECT GODREJ AIR PHASE-3

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

PARTICULARS OF THE NEW PROJECT			
S. N.	Particular	Detail	
1.	Name of the project	Godrej Air Phase-3	
2.	Location	Sector - 45, Gurugram	
3.	Total licensed area of the project	10.043 acres	
4.	Area of project for registration	2.312 acres	
5.	Type of Project	Group Housing (Residential)	
6.	Total FAR of the phase registered	30.862 sqm	
7.	Number of Towers	2	
8.	Number of Units	200	
9.	Height of Building/No. of Storeys	Towers	
		No. of storeys	Height of the building
		A1	G+24
	A2	G+24	80.1 meters

#### LAND OWNERS / PRIMARY PROMOTER

S.N.	Name	Land Detail
1	Devar Land & Housing Private Limited	1/2 <sup>nd</sup> share of 9 Kanal 1 Marla
2	Acme Buildwell Private Limited	1/4 <sup>th</sup> share of 3 Kanal 1 Marla + 1/10 <sup>th</sup> share of 19 Marla
3	Crazy Land Housing Pvt. Ltd.	7/8 <sup>th</sup> share of 2 Kanal 13 Marla
4	Elegant Land & Housing Private Limited	19 Kanal 13 Marla
5	Merlin Land & Housing Pvt. Ltd.	20 Kanal 7 Marla + 1/20 <sup>th</sup> share of 9 Kanal 1 Marla
6	Mr. Anand Parkash, Mr. Ashwani Kumar & Mr. Rajpal	24 Kanal 13 Marla
7	S.M. Buildcon Pvt. Ltd. (Its share of land has been transferred to Omis Infrastructure Pvt. Ltd.)	3/4 <sup>th</sup> share of 1 Kanal 1 Marla + 37/38 <sup>th</sup> share of 19 Marla + 1/8 <sup>th</sup> share of 2 Kanal 13 Marla

#### COLLABORATOR / DEVELOPER / MAIN PROMOTER

1	Godrej Developers & Properties LLP (Change of Developer Vide an LC-2374-PA/5N-2017/30066-50071 Dated 24.11.2017 replaced mutual collaborator in the license) i.e. Omis Infrastructure Pvt. Ltd.)
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#### PARTICULARS OF THE PROMOTER'S DEVELOPER

S.N.	Particular	Detail
1	Name	Godrej Developers & Properties LLP
2	Registered Address	Godrej One, 5 <sup>th</sup> Floor, Pinyashagar, Eastern Express Highway, Vilekhi (East) Mumbai Mumbai City, Maharashtra - 400079
3	Local Address	3 <sup>rd</sup> Floor, UM House, Tower A, Plot No. 35, Sector - 44, Gurugram, Haryana
4	CIN	AAD-7997
5	PAN	AAOE63726F
6	Status	Active
7	Mobile No.	9999860050
8	Landline No.	0124-4079200
9	Email Id	Godrejair@ncr.godrejproperties.com
	Authorized Signatory	Vidush Arya

#### FINANCIAL DETAILS

S.N.	Particular	Amount (in crores)
1	Estimated Cost	200.0
2	Amount spent up to date	10.8
3	Balance to be spent on the project	189.2
4	Cost of infrastructure for the whole project area of 10.043 acres	496.1
5	No. of units sold	

This registration certificate is based on the information supplied by the promoter and an authenticated brief of which is annexed herewith.

Dated: 07.12.2018  
Place: Gurugram



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

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