

FORM 'F'

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

This extension of registration is granted under section 6 of the Real Estate (Regulation & Development) Act, 2016 to the following project:

1- Eden Senior Living & Wellness

registered with the Authority till April 2021 vide project registration certificate bearing No. UKREP06180000273 of

EDEN RETIREMENT LIVING (P) LTD having its registered office/ principal place of business at at D-29, 3rd FLOOR, DEFENCE COLONY, CENTRAL DELHI, DELHI. Project address KHASRA NO- 39 & 40, MAUZA CHAK BHAGWANTPUR, PARAGNA PACHWADOON, TEHSIL- DEHRADUN, DISTRICT- DEHRADUN, UTTARAKHAND.

- 2- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment, plot or building or the common areas as per section 17 in the performa enclosed as Annexure 1 to this certificate.
- (i) The promoter shall enter into agreement to sell with the new allottees in the performa enclosed as Annexure 2 to this certificate.
 - (ii) The promoter shall deposit seventy percent of the amount realised from the allottees in account no- 3968002100015612 maintained in Punjab National Bank, Yamuna Colony, Dehradun 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 of the Act. The promoter shall withdraw money from this Bank Account only on the basis of the certificates of Engineer, Architect and Chartered Accountant of his project regarding the percentage of work done in this project in the performa enclosed as Annexure 3, 4 & 5 to this certificate, respectively. The Branch Manager of the Punjab National Bank, Yamuna Colony, Dehradun will allow the withdrawal of money from this account only in proportion in which work has been done in this project which will be verified by them on the basis of the certificates given by the Engineer, Architect and Chartered Accountant of this project.
 - (iii) The registration of this project is hereby extended for a period of 18 Months and shall be valid from 01-05-2021 to 30-10-2022, including 06 month period of Covid-19 Epidemic.
 - (iv) The Promoter shall regularly sent quarterly progress report of this project by the 10th day of the month falling next to the quarter ending September, 2021 and other quarters in future to the Authority in the performa enclosed as Annexure 6 to this certificate. He shall also submit quarterly progress report regarding the amount collected from the allottees (along with their names, phone no., flat no., its type, amount and date of deposit/receipt), the amount deposited in the project Bank Account and the amount withdrawn from it during the quarter.
 - (v) The promoter shall comply with the provisions of the Act and the Rules and Regulations made there under;
 - (vi) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.


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- (vii) 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 there under.
- (viii) The extension of the registration of this project in RERA will not have any adverse effect upon the interests of the existing allottees who are allotted flats in this project till 23-08-2021 and the date of possession of the flats given to them will remain the same as mentioned in their agreement/allotment letters executed/issued by the promoter.

Enclosures- As above

Dated: 23rd August, 2021

Place: Dehradun


23-08-2021
(मनोज कुमार)
(Manoj Kumar) सदस्य
उत्तराखण्ड वास्तु सम्बन्धित नियामक प्राधिकरण,
Uttarakhand Real Estate Regulatory
Authority, Dehradun