

REAL ESTATE REGULATORY AUTHORITY
NCT of Delhi
2nd Floor, Shivaji Stadium Annexe Building,
Shaheed Bhagat Singh Marg, New Delhi-110001

No.F.1(132)PRRERA/2021/ 643

Dated: 06/04/22

FORM 'C'
[See rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016 [hereinafter referred as RE(RD)Act,2016] to the following project under project registration number DLRERA2022P0007

Project: TARC TRIPUNDRA

Location: Khasra No. 8/26/2, Village Kapashera, Tehsil VasantVihar, New Delhi-110037.

(hereinafter referred as 'Project')

1. The project will be implemented by M/s Echo Buildtech Private Limited. having its registered office at E-4, Defence Colony, New Delhi - 110024 (hereinafter called as "promoter")
2. This registration is granted subject to the following conditions:
 - (i) The promoter shall enter into an agreement for sale with each allottee as prescribed by the appropriate Government;
 - (ii) 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 flat, apartment, plot, shop or building, as the case may be, or the common areas as per section 17 of RE(RD) Act,2016;
 - (iii) The promoter shall mention all details regarding acquisition of land for the project as submitted to the Authority (copy enclosed) in the Agreement for sale.

1/6
Rakesh Kumar
Dy. Secretary
Real Estate Regulatory Authority
For NCT of Delhi
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- (iv) The promoter shall disclose all liabilities and encumbrances on the land for the project in the Agreement for Sale;
- (v) The promoter shall not seek more than 10 percent of the cost of unit or flat or apartment or shop or space without entering into and registering written Agreement for Sale as per section 13 of the RE(RD) Act, 2016.
- (vi) The promoter shall deposit **seventy** percent of the amounts realized by the promoter from the allottees in a separate account to be maintained in a scheduled 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 of RE(RD) Act, 2016
- (vii) The promoter shall mention details of parking slot(s) attached with each unit or flat or apartment or shop or space in the Agreement for Sale;
- (viii) The basements of the project would be used only for the purposes indicated in the sanctioned building plan;
- (ix) The promoter shall mention the numbers of entrances, lifts and materials to be used in the Agreement for sale;
- (x) The promoter shall mention details of all common facilities like swimming pool, gym, sports facilities, club etc. proposed to be developed as part of this project in the Agreement for Sale;
- (xi) The promoter shall mention that a zero disposal sewage treatment plant will be installed in the project as per the Environment Clearance Certificate dated 24.08.2020 and no separate sewer connection will be obtained for the project in the Agreement for Sale;

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2/6

- (xii) The registration shall be valid upto 31.05.2026 unless extended by the Authority in accordance with RE(RD)Act,2016 and the rules made thereunder;
- (xiii) The promoter shall comply with all the provisions of the RE(RD)Act,2016 and the rules and regulations made thereunder;
- (xiv) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
3. The promoter shall enter into an 'Agreement for Sale' with the allottees as per the model 'Agreement for Sale' given in Annexure of the National Capital Territory of Delhi Real Estate (Regulation and Development) (Agreement for sales) Rules, 2016. For any deviation from the prescribed text, the promoter shall take prior permission of the Authority.
4. 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 RE(RD) Act, 2016 and the rules and regulations made thereunder.

Enclosure: As above
Dated: 06/04/2022
Place: New Delhi

(RAKESH KUMAR)
Deputy Secretary
Real Estate Regulatory Authority for NCT of Delhi
For NCT of Delhi
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TITLE FLOW

The Project is developed on land parcels admeasuring 14 Bighas 3 Biswas comprised in Khasra no. 8/26/2, situated at village Kapashera, Tehsil Kapashera, District New Delhi ("Project Lands"). Summary of title flow of the Project Lands is as follows:

Year	Particulars
1983	Sarvodaya Builders Private Limited had purchased the Project Lands vide the below mentioned 6 (six) sale deeds dated 01.09.1983:
1.	<i>Sale Deed no. 01.09.1983, registered as document no. 5315, Book No. 1, Volume No. 4915, pg. no. 134-138 on 02.09.1983</i> 16th share of land parcel admeasuring 14 Bighas 18 Biswas from Sh. Brahm Dutt, Sh. Om Prakash & Dhamija both sons of Sh. Shri Balbir Singh alias Bir Singh; Smt. Sona Devi, Smt. Chameli and Smt. Maya daughters of Sh. Balbir Singh alias Bir Singh and Smt. Dhapa wd/o Sh. Balbir Singh; Sh. Suraj Bhan, Shri Chand and Sh. Risal sons of Sh. Jit Ram; Smt. Malla Dei, Smt. Chand Kaur, Smt. Oni Vati daughters of Sh. Jit Ram; Smt. Har Kaur wd/o Sh. Jit Ram; Amin Lal s/o Sh. Bahadur; Dalu s/o Udmi; Sh. Deep Chand s/o Sh. Ram Pershad vide sale deed duly recorded at the office of the Sub-Registrar as document no. 5315 book No. 1 volume No. 4915 pg no. 134-138 on 02.09.1983.
2.	<i>Sale deed dated 01.09.1983, registered as document no. 5318, book no. 1, volume no. 4915 on pg no. 151-155 on 02.09.1983</i> 5/24th Share of land parcel admeasuring 14 Bighas 18 Biswas from Sh. Jai Narain, Sh. Raghbir Singh, Sh. Yad Ram alias Lala all sons of Sh. Pribhu; Smt. Maya wd/o Sh. Jag Ram; Sh. Ram Mehar s/o Sh. Lal Singh for self and general attorney of Sh. Mohar Singh, Sh. Ram Narain sons of Sh. Lal Singh; Sh. Ramehwar s/o Sh. Dalip; Sh. Bakhtawar and Sh. Ram Sarup sons of Sh. Maha Singh; Smt. Bhagwati wd/o Sh. Rati Ram; Sh. Ram Kishan s/o Sh. Maha Singh vide sale deed duly recorded at the office of the Sub-Registrar as document no. 5318, book no. 1, volume no. 4915 on pg no. 151-155 on 02.09.1983.
3.	<i>Sale Deed dated 01.09.1983, registered as document No. 5320 Book No. 1 Volume No. 4915 on pg no. 162-166, on 02.09.1983</i> 1/12th share of land parcel admeasuring 14 Bighas 18 Biswas from Sh. Hari Singh, Sh. Tara Chand and Sh. Amin Chand sons of Sh. Moti, sale deed duly recorded at office of the Sub-Registrar as document No. 5320 Book No. 1 Volume No. 4915 on Pg.No. 162-166 on 02.09.1983.
4.	<i>Sale deed dated 01.09.1983, registered as document no. 5324, book no. 1, volume no. 4915 on pg. no. 183-187, on 02.09.1983.</i> 1/6th share of land parcel admeasuring 14 Bighas 18 Biswas from Sh. Jag Ram, Sh. Ram Chander alias Chander, Sh. Yad Ram; Sh. Sheo Nath, Sh. Sarup Bhan, Sh. Ram Narain, Sh. Lal, Sh. Lala, Sh. Ram Dhan and Sh. Ram Narayn sons of Sh. Ram Lal, Sh. Ude Ram and Sh. Chadda both sons of Sh. Ram Lal vide sale deed duly recorded at

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Year	Particulars
	the office of the Sub-Registrar as document no. 5324, bookn. 1, volume no. 4915 on pg no. 183-187 on 02.09.1983.
5.	<i>Sale deed dated 01.09.1983, registered as document no. 5327, book no. 1, volume no. 4916 on pg. no. 1-5, on 02.09.1983.</i> 1/6th share of land parcel admeasuring 14 Bighas 18 Biswas from Sh. Shanker s/o Sh. Zaharia; Mat. Chandro wd/o Sh. Sirya; Sh. Chet Ram s/o Sh. Hukai vide sale deed duly recorded at the office of the Sub-Registrar as document no. 5327, book no. 1, volume no. 4916 on pg no. 1-5 on 02.09.1983.
6.	<i>Sale deed dated 01.09.1983, registered as document no. 5330, book no. 1, volume no. 4916 on pg. no. 18-21, on 02.09.1983</i> 5 24th share of land parcel admeasuring 14 Bighas 18 Biswas from Sh. Rai Singh, Sh. Sardar Singh, Sh. Roshan, Lal. Sh. Hira Lal, Sh. Jagmal Singh all sons of Sh. Bhagwan Sahai; Smt. Sumitra d o Sh. Bhagwan Sahai vide sale deed duly recorded at the office of the Sub-Registrar as document no. 5330, book no. 1, volume no. 4916 on pg no. 18-21 on 02.09.1983.
2006	Thereafter, Sarvodaya Builders Private Limited subsequently merged into Anant Raj Industries Limited vide scheme of amalgamation in terms of the order dated 03.10.2006 passed the Hon'ble High Court of Delhi and the order dated 14.09.2006 passed by the Hon'ble High Court of Punjab and Haryana, Chandigarh. Copies of the order dated 03.10.2006 passed the Hon'ble High Court of Delhi and the order dated 14.09.2006 passed by the Hon'ble High Court of Punjab and Haryana, Chandigarh.
	Thereafter, Anant Raj Industries Limited had changed its name to Anant Raj Limited. Copy of the certificate of incorporation issued by the competent authority pursuant to the change of name.
2020	Thereafter, Anant Raj Limited demerged to M/s Anant Raj Global Limited under the composite scheme of arrangement between Anant Raj Agencies Private Limited, Anant Raj Limited, and Anant Raj Global Limited u/s 230-232 of the Companies Act, 2013 as sanctioned vide orders dated 24.08.2020 of the Hon'ble National Company Law Tribunal Chandigarh Bench, Chandigarh ('NCLT'). Pursuant to the said demerger, the Project Lands vest with M/s Anant Raj Global Limited. Copy of the NCLT demerger order dated 24.08.2020.
2021	Thereafter, Anant Raj Global Limited had changed its name to TARC Limited. Copy of the certificate of incorporation issued by the competent authority pursuant to the change of name.

5/6

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Year	Particulars
	Thereafter, TARC Limited had transferred the Project Lands in favour of its wholly-owned subsidiary i.e. Echo Buildtech Private Limited vide transfer deed registered with the Sub-Registrar IX, Kapashera, New Delhi on 16.07.2021 and recorded as document no. 6134 in ook no. 1, volume no. 10867 from page 45 to page 51. Copy of the Transfer Deed dated 16.07.2021.

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6/6