

**REAL ESTATE REGULATORY AUTHORITY  
FOR NCT of Delhi**

**2<sup>nd</sup> Floor, Shivaji Stadium Annexe Building,  
Shaheed Bhagat Singh Marg, New Delhi-110001**

No.F.1(134)/PRRERA/2022/ 523

Dated: 16/03/2022

**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 **DLRERA2022P0001:-**

**GODREJ CONNAUGHT ONE – PHASE - I  
88/1-A, LADY HARDINGE ROAD NEW DELHI”  
( hereinafter referred as ‘project’ )**

1. **The project will be implemented by M/s Godrej Projects North LLP** having its registered office at Godrej One, 5<sup>th</sup> Floor, Pirojshanagar, Eastern Express Highway, Vikhroli ( E ), Mumbai (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 apartment, plot or building, as the case may be, or the common areas as per Section 17 of RE(RD)Act, 2016;
  - (iii) 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 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 of the RE(RD)Act, 2016;
  - (iv) The promoter shall mention all details regarding acquisition of land for the project by way of sale or GPA or any other means in the agreement for sale;
  - (v) The promoter shall disclose all liabilities and encumbrances on the land of the project in the agreement for sale;
  - (vi) The promoter shall not seek more than 10 percent of the cost of apartment or space without entering into and registering written agreement for sale as per Section 13 of the RE(RD) Act, 2016.

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**Rakesh Kumar**  
Secretary  
Real Estate Regulatory Authority  
For NCT of Delhi  
2nd Floor, Shivaji Stadium Annexe  
Shaheed Bhagat Singh Marg  
New Delhi-110001

- (vii) The promoter shall mention details of parking slot(s) attached with each unit 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 Phase I or other phases in the agreement for sale.
- (xi) The Godrej Connaught One – Phase I will be treated as standalone project in terms of explanation to Section 3 of RE (RD) Act 2016.
- (xii) The promoter shall apply and obtain registration for Phase-2 of the project before advertising, marketing, booking, selling or offering for sale etc. in terms of Section 3 (1) of the RE(RD) Act 2016.
- (xiii) The registration shall be valid upto **31/07/2025** unless extended by the Authority in accordance with RE(RD)Act,2016 and the rules made thereunder:
- (xiv) The promoter shall comply with all the provisions of the RE(RD)Act,2016 and the rules and regulations made thereunder;
- (xv) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.

3. 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.

  
(RAKESH KUMAR)

Deputy Secretary  
Real Estate Regulatory Authority for NCT of Delhi  
Dy. Secretary  
Real Estate Regulatory Authority  
For NCT of Delhi  
2nd Floor, Shivaji Stadium Annexe  
Shaheed Bhagt Singh Marg  
New Delhi-110001

Dated: 16/03/2022

Place: New Delhi