



### CONDITIONS OF REGISTRATION

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

- The promoter shall submit payment plan, project report, mining permission within three month;
- 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, as the case may be, 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 deposit seventy 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;
- 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 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 29<sup>th</sup> November, 2018 and ending with 31<sup>st</sup> August, 2022 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/	29
DATE	29-11-2018

### REGISTRATION CERTIFICATE REAL ESTATE PROJECT PALM HEIGHTS

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	PALM HEIGHTS
2.	Location	Sector 77, Sikhopur, Gurugram
3.	Total licensed area of the project	24.477 Acres of License No. 56 of 2009 issued in the name M/s Robin Software Pvt Ltd and Sh. Sanjay Passi in collaboration with M/s Emaar MGF Land Ltd and 4.870 acres of License No. 62 of 2013 issued in the name Sh. Sanjay Passi, Robin Software LLP, Neemrana developers in collaboration with M/s Emaar MGF Land Ltd
4.	Area of project for registration	5.50 Acres out of total site area 29.347 Acres
5.	Type of Project	Group Housing Colony
6.	Total FAR of the phase registered	42109.504 sq. mtrs
7.	Number of Towers	3 Towers
8.	Number of Units	297

NAME OF THE PROMOTERS/		
S.N.	Particular	Detail
1.	Promoter 1/License holder	Robin Software LLP and others
PARTICULARS OF THE PROMOTER / DEVELOPER		
S.N.	Particular	Detail
	Name	Emaar MGF Land Ltd
2.	Registered Address	306-308, Square ONE, C2 District Center, Saket, New Delhi-110017
3.	Corporate Office Address	Emaar Business Park, Sikanderpur, Sector-28, Gurugram-122001
4.	Local Address	Same as above
5.	CIN	U45201DL2005PLC133161
6.	PAN	AABCE4308B
7.	Status	Active
8.	Mobile No.	+91-9650521940
9.	Landline No.	+0124-4421155
10.	Email-Id	coordination@emaarmgf.com
11.	Authorized Signatory	Ajay Kumar

FINANCIAL DETAILS		
S.N.	Particular	Amount (cr)
1.	Estimated Cost	₹ 310
2.	Amount spent up to date	16.3
3.	Balance to be spent on the project	293.7
4.	Cost of infrastructure	22.7
5.	Remaining expenditure on infrastructure	17.98
6.	No. of units sold	Nil

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

Dated: 29.11.2018  
Place: Gurugram



(Dr. K.K. Khandelwal)

Chairman  
Haryana Real Estate Regulatory Authority  
Gurugram

The Haryana Real Estate Regulatory Authority, Gurugram has registered the real estate Group Housing Project "Pam Heights" on land measuring 5.50 acres in Sector- 77, Village Shikohpur, Gurugram as per details given below:-

<b>Registration No.:</b>	<b>RC/REP/HARERA/GGM/2018/29</b>
<b>Dated:</b>	<b>28.11.2018</b>

<b>1.</b>	<b>Following details of the project have been provided by the promoter:</b>	
	<b>Project details (project details of whole licensed project)</b> <b>(If applied for registration of phase, details have been asked separately on next pages)</b>	
1.1	Name of the project	Palm Heights (Part of Palm Hills Project)
1.2	Name of the license holder <sup>1</sup>	<b>A. License No. 56 of 2009:</b> 1. M/s Robin Software LLP (formerly known as Robin Software Private Limited) 2. Shri. Sanjay Passi S/o Sh. B. L. Passi in collaboration with Emaar MGF Land Limited  <b>B. License No. 62 of 2009:</b> 1. M/s Robin Software LLP 2. Neemrana Developers Pvt. Ltd. 3. Shri. Sanjay Passi S/o Sh. B. L. Passi in collaboration with Emaar MGF Land Limited
1.3	Name of collaborator as per license	Emaar MGF Land Limited
1.4	Name of developer in case of development agreement and/or marketing agreement entered into after obtaining license <sup>2</sup> .	Emaar MGF Land Limited
1.5	Whether project is new or ongoing	Ongoing Project

<sup>1</sup> if project consists of more than one license, then license wise details of license holder be given

<sup>2</sup> if there are developers other than collaborator then details of all such developers be given





24

1.6	Time schedule for completion of project as a whole			
	1.6.1	Date of commencement of the project		
		a.	Date of construction first commenced in the project	
		b.	Date of sanction of building plan	Memo No. ZP-567/AD(RA)/2015/16319 dated 28.08.2015 Memo No. ZP-567/AD(RA)/2017/13938-944 dated 21.06.2017
	c.	Date of issue of environment clearance	SEIAA/HR/2010/907 valid till 28.10.2017 F. No. 21-234/2017-IA-III dated 10.10.2017 valid till 09.10.2024	
	1.6.2	Present stage of completion in percentage (in case of ongoing project)	Feb 2011	
	1.6.3	Date of completion of the project as per BBA (in case of ongoing project)	Not Applicable	
	1.6.4	Projected date of completion of the project as per REP-II		
1.7	Whether project is to be developed in one-go or in phases		One-go	In phases
				√
1.8	Area of the Entire Project (Palm Hills)			
	1.8.1	Total licensed area of the project	Total licensed area of the Project - 29.346 acres.  Palm Heights (Part of Palm Hills) which is under registration is 5.50 acres	
	1.8.2	No. of phases in which total license area is proposed to be developed	4 Phases	





1.9	Location of the project				
	1.9.1	Revenue estate/ village		Shikohpur	
	1.9.2	Sector		Sector 77	
	1.9.3	Tehsil		Gurugram	
	1.9.4	District		Gurugram	
	1.9.5	State		Haryana	
	1.9.6	Demarcation plan of land under project along with coordinates of every turning point of outer boundary			
		Points	Latitude	Longitude	
		A.	28° 28' N 77° 02' E	28° 47' N 77° 03' E	
	1.9.7	Width of existing approach road to the project		12 mts wide service road	
1.9.8	Width of final approach road to the project		24 mts		
1.10	Nature of project as a whole (please tick)				
	a.	Group housing	√	e.	Cyber park/ IT park
	b.	Affordable group housing		f.	Residential plotted colony
	c.	Deen Dayal Jan Awas Yojana		g.	Industrial plotted colony
	d.	Commercial		h.	Mixed use
2.	Details of phase to be registered (if applicable i.e. when project is to be developed in phases and not in one-go)				
2.1	Name of the phase to be registered		Palm Heights (Part of Palm Hills Project)		
2.2	Phase no.		Third Phase		

<b>3. Details of the phases (Highlight the phase to be registered)</b>					
<b>3.1 Phase wise detail of license area</b>					
Phase no.	Land area (in acres)	Date of commencement of phase	Completion date (Projected in case of new and future phases or actual in case completed phases)	Mention the relevant	
				1. OC obtained 2. OC applied 3. Registration applied 4. Registration to be applied for future phases	
Phase 1: OC Received Area	5.35 acres		Completed	OC obtained	
Phase 2: OC Received Area	7.41 Acres		Completed	OC applied	
Phase 4: Area being applied for Registration	5.50 Acres	Sep,2018	Project Completion Date - 31 August ,2022		
Phase 3: RERA Register	(a) 256 of 2017-		(a) RERA RC	RERA RC received	



10	Sikohpur	780/3	0.35
11	Sikohpur	780/4	0.25
12	Sikohpur	781/3	0.13
13	Sikohpur	919	0.47
14	Sikohpur	920/1	1.75
15	Sikohpur	920/2	1.33
16	Sikohpur	922/1	0.03
17	Sikohpur	926/2	0.21
18	Sikohpur	927/1	0.13
19	Sikohpur	765	1.38
20	Sikohpur	768	2.53
21	Sikohpur	772	2.13
22	Sikohpur	773	1.81
23	Sikohpur	776/2	0.72
24	Sikohpur	776/3	1.08
25	Sikohpur	776/4	0.72
26	Sikohpur	777/3	0.16
27	Sikohpur	778/1	0.49
28	Sikohpur	778/2	0.13
29	Sikohpur	779/1	0.85
30	Sikohpur	779/2/5	1.25
31	Sikohpur	782/1	0.03
32	Sikohpur	785/1	0.11
33	Sikohpur	786/1	0.06

5.	<b>Status of the license vis-à-vis developer/ promoter or third party after sale of FSI as per the provisions of law</b>			
5.1	Whether the licensee/ land owner is developing, marketing and conveying the project, then the license holder is the promoter	Yes	No	
		√		
5.2	Whether the licensee/ land owner and collaborator have entered into an irrevocable and registered collaboration agreement and license carries the name of collaborator (in this case both are promoters) and registration application and BBA shall be made by collaborator with land owner as conforming party	Yes	No	
		√		
5.2.1	Terms of collaboration (Tick mark and detail out the appropriate)			
a.	<b>Sharing of revenue</b>			
	Sharing ratio between collaborator and land owner	Owners are entitled to 26% of the revenue share		
b.	<b>Sharing of developed real estate</b>			
	Sharing ratio of real estate	Not applicable		
c.	<b>Sharing of real estate on FSI basis</b>			
	Delineate FSI of land owner/s and collaborator	Not applicable		
d.	<b>Sharing of development rights separately</b>			
	Delineate the part of project to be developed by land owner/s and collaborator separately	Not applicable		
e.	<b>Payment of agreed sum to the license holder by the collaborator either in lump sum or in instalments</b>			
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5.3	Whether the licensee/ land owner and collaborator (if any) and developer have entered into irrevocable and registered joint development,			

				Any other		
6.3	Addresses					
	Registered address		306-308 Square One, C2 District Center, Saket, New Delhi - 110017			
	Corporate/ office address		Emaar Business Park, Sikanderpur Sector 28, Gurugram, 122001 Haryana			
	Local address		Emaar Business Park, Sikanderpur Sector 28, Gurugram, 122001 Haryana			
6.4	Contact details					
	Mobile No.		9871700412			
	Landline No.		+91 1244421155			
	E-mail		Coordination@emaarmgf.com			
	Website		Emaar-india.com			
7.	<b>Contact details of authorised signatory</b>					
7.1	Name		Ajay Kumar			
7.2	Designation		Principal Advisor			
7.3	Mobile No.		9650521940			
7.4	Landline No.		+91 1244421155			
7.5	E-mail		<a href="mailto:kumar.ajay@emaar-india.com">kumar.ajay@emaar-india.com</a>			
8.	<b>License details</b>					
8.1	Licensing authority		Director, Town & Country Planning, Haryana			
8.2	Total no. of licenses issued for the project along with validity					
	S.No	License No.	Land area (in acres)	Date of issue	Valid upto	Renewed upto



		Whether the collaboration agreement is registered. If yes:		✓			
		Registration No.	---				
		Registering Officer	---				
	b.	Whether the collaboration agreement is irrevocable.	Yes	No			
			✓				
	c.	Whether the land mentioned in the collaboration agreement is same as mentioned in the license.	Yes	No			
			✓				
	d.	Whether the fact that project land licensed and bonded for setting up of a colony has been informed to the revenue department for entry in the record of ownership.	Yes	No			
			✓				
9.3	Whether collaboration agreement gives right to develop, marketing, raising funds and allotment of real estate in totality.		Yes	No			
			✓				
<b>10.</b>	<b>Encumbrances on the land</b>						
10.1	Whether non-encumbrance certificate regarding land under project from revenue authority obtained.		Yes	No			
			✓				
<b>11.</b>	<b>Litigation details on land title or otherwise if any on the project</b>						
	Sr. No.	Case no. of date along with title	Compl ainant	Ground of the court case	Name of the Hon'ble Court	Present Status	Remarks
	1.	NIL	NIL	NIL	NIL	NIL	NIL
<b>12.</b>	<b>Details of units in the project as a whole</b>						
	12.2	Details of units/ apartments tower wise for the total project (Details may be given phase wise if applicable)-					
		Phase No.	No. of towers in the phase		No. of units in all towers in the phase		

5.	Electrification	-	-	-
6.	Storm water drainage	-	-	-
7.	Parks and playground	18592.791 sq. mts	Phase wise	50%
8.	Street light	200 nos.	Phase wise	60%
9.	Renewable energy system	NA	Phase-1	100%
10.	Security and firefighting services	NA	Phase wise	45%
11.	STP	704.482 sq. mts. [In Basement]	Phase wise	80%
12.	Underground tank	UGT 01 - 382.303 sq.mt. UGT 02 - 600.115 sq.mt.	UGT 01 - Phase-1 UGT 02 - Phase-3	UGT 01 - 100% UGT 02 - 80%
13.	Rain water harvesting	31 nos. R.W.H. Pits [Below Ground Level]	Phase wise	70%
14.	Electrical sub station	734.568 sq. mts. [In Basement] 171.682 sq. mts. [Over Ground]	Phase wise	55%





<b>13. Approvals/ NOCs from various agencies for connecting external services.</b>		
Facility	External/ connecting service to be provided by (Name of the agency)	Whether Approval taken from the agency concerned. Yes/No
Roads	HSVP	Sector Road under Construction by HSVP. Internal roads have been constructed by the Developer.
Water supply	HSVP	Master Dividing Roads from Sector-68 to 80 have recently acquired, Services yet to be laid down. Currently the water supply is by the Developer.
Electricity	HSVP	—
Sewage disposal	HSVP	Master Dividing Roads from Sector-68 to 80 have recently acquired, Services yet to be laid down. The services are being provided through Sewage treatment Plant by the Developer.
Storm water drainage	HSVP	Master Dividing Roads from Sector-68 to 80 have recently acquired, Services yet to be laid down.
<b>14. The following statutory approvals have already been obtained.</b>		
Sr. No.	Particulars	Details
i.	Licence	License No.56 of 2009 vide Endst. No. 5DP-III-2009/9147 dated 31.08.2009 License No. 62 of 2013 vide Endst. No. LC-1031-III-JE(S)- 2013/48446

			2025 sq. ft.		
	Tower D		3 BHK	113.15 8 sq. mts. / 2000 sq. ft.	49
			3 BHK	115.41 6 sq. mts. / 2025 sq. ft.	50
	Tower E		3 BHK	115.41 6 sq. mts. / 2025 sq. ft.	22
	Total no. of towers	3			Total no. of units
15.3	Details of the commercial units in the phase applied for registration in case of development in phases (if applicable) or details of the commercial units for the project if to be taken up in one-go and also required as single project Phase No. Third (Palm Height)				
	Unit type		Size of unit		No. of units
	2.75 x 5.395		14.836		2
	2.75 x 7.32		20.130		9
	2.75 x 7.17		19.718		14
	Total no. of units				25
16.	Project cost/sale proceeds details of the phase registered or in case of one-go project then about the whole project.				
16.1	Project cost details				
	Sr. No.	Component			Estimated cost
	1.	Land cost			INR 88.3 crores



17.	Details of registration fee			
17.1	Fee deposited			
	DD no.	Dated	Amount	Issuing branch
	197784	20.04.2018	INR 4,21,096/-	Hongkong and Shanghai Banking Corporation Limited
	198047	23.05.2018	INR 3,15,820/-	Hongkong and Shanghai Banking Corporation Limited
	Total amount		INR 7,36,916/-	
18.	Financial resources			
18.1	Equity by the promoters		INR 16.3 crores till 30.06.2018	
18.2	Loan or advances		NIL	
18.3	Others		Nil	
18.4	Instalments from allottees		INR 339.67 crores plus GST as no sales done pending registration	
Total			Sale proceeds from the Project will be INR 339.67 crores plus GST and the same shall be collected as per the construction schedule. In the interim, the development of the project shall be done by the promoter from its own sources and once the sales	

1	21.3	Whether the copy of the draft conveyance deed to be executed is attached. (Annexure O-3 copy of same in folder O)	Yes
	21.4	Whether Performa for application form is attached (Annexure O-4 copy of same in folder O)	Yes
22.	The promoter shall deposit 70% of the money collected from the buyers or raised by way of bank loan in the account number 57500000180304 of HDFC Bank; IFSC Code:HDFC0000003; MICR code: 110240001. The money from the aforesaid account shall be drawn only towards meeting the cost of construction (Actual to be given in the Haryana Real Estate Regulatory Authority, Gurugram, (Registration of Projects) Regulations, 2018 in Regulation 14(xiii). A statement of the amount drawn from the account along with a certificate of the Registered Engineer, Architect and the Chartered Accountant shall be submitted to the Authority every quarter.		
23.	<b>This Certificate of Registration is issued subject to the following conditions that the promoter shall:</b>		
	i.	Strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and the Haryana Real Estate Regulatory Authority, Gurugram (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.	
	ii.	Strictly abide by the declaration made in form REP-II	
	iii.	Apart from the price of the apartments, the promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.	
	iv.	The promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every	