

**HARYANA REAL ESTATE REGULATORY AUTHORITY,  
HUDA COMPLEX, SECTOR- 6, PANCHKULA-134109**

**FORM 'REP-III'**  
[See rule 5(1)]

**REGISTRATION CERTIFICATE OF PROJECT**  
**(Regd. No. 223 of 2017 dated 18.09.2017)**

To

Advance India Projects Ltd.  
232-B, Fourth Floor,  
Okhla Industrial Estate, Phase III,  
New Delhi 110020

Memo No. HRERA-336/2017/1112

Dated 18.09.2017

**Subject:** Registration of Real Estate Project Area 11305.460 Sq. Mtrs. Group Housing Colony ("Zen Residences-1") situated in Sector 70-A, District Gurugram, Haryana by Advance India Projects Ltd. under RERA Act, 2016 and HRERA Rules, 2017

**Ref:** Your application dated 31.07.2017 and 11.09.2017

Your request for registration of Group Housing Colony for Area 11305.460 Sq. Mtrs. situated in Sector 70-A, District Gurugram, Haryana with regard to License no. 16 of 2009 dated 29.05.2009 issued by the Director, Town and Country Planning Department, Haryana, has been examined vis-a-vis the provisions of the Real Estate (Regulation and Development) Act, 2016 and HRERA Rules, 2017 and accordingly a registration certificate is herewith issued with following terms and conditions:-

- (i) The Promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (ii) The Promoter shall deposit seventy percent of the amount to be realized from the allottees by the Promoter in a separate account to be maintained in a schedule bank to meet exclusively the cost of land and construction purpose as per provision of Section 4 (2) (L) (D);
- (iii) The registration shall be valid for a period commencing from 18.09.2017 to 31.10.2021
- (iv) The Promoter shall offer to execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment, plot or building as the case may be, or on the common areas as per provision of section 17 of the Act;
- (v) The Promoter shall take all the pending approvals from various competent authorities on time;
- (vi) The Promoter shall pay all outstanding payment i.e. land cost, construction cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, bank and



financial institutions which are related to the project until he transfers the physical possession of the real estate project to the allottees or the associations of allottees, as the case may be;

- (vii) The Promoter shall be responsible for providing and maintaining the essential services, on reasonable charges, till the taking over of the maintenance of the project by the Municipal Corporation, Gurugram or any other local authority/Association of the Allottees, as the case may be;
- (viii) The Promoter shall not accept a sum more than ten percent of the cost of the apartment, plot or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and register the said agreement for sale, under any law for the time being in force;
- (ix) The Promoter shall adhere all the terms and conditions of this registration and license, sanctioned plans and other permissions issued by Competent Authorities. In case any deficiency in fee is found at later stage and the same shall be recoverable from the promoter/owner accordingly.
- (x) The promoter shall return the amount with interest in case, allottee wishes to withdraw from the project due to discontinuance of promoter's business or promoter fails to give possession of the apartment/plot in accordance with terms and conditions of agreement for sale in terms of sub-section(4) of Section-19. The promoter shall return the entire amount with interest as well as the compensation payable. The rate of interest payable by the promoter to the allottee or by the allottee to the promoter, as the case may be, shall be the State Bank of India highest marginal cost of lending rate plus two percent. The promoter shall adhere the provisions of The Real Estate (Regulation and Development) Act, 2016 and its Rules 2017 issued by the State Government.
- (xi) The promoter shall adopt the model agreement for sale (Annexure-A) of the Haryana Real Estate (Regulation and Development) Rules, 2017 at the time of booking from the prospective allottees.
- (xii) The Promoter shall, upon receiving his Login Id and password under clause(a) of sub-section (1) or under sub-section (2) of section 5, as the case may be, create his web page on the website of the Authority and enter all details of the proposed project as provided under sub-section (2) of section 4, including the followings:-
  - a) details of the registration granted by the authority;
  - b) quarterly up-to-date list of number and type of apartments for plots, as the case may be, booked;
  - c) quarterly up-to-date the list of number of garages/covered parking lot booked;
  - d) quarterly up-to-date the list of approvals taken and the approvals which are pending subsequent to commencement certificate;
  - e) quarterly up-to-date status of the project; and






f) such other information and documents as may be specified by the regulations made by the authority.

(xiii) The Promoter shall be responsible to make available to the allottees, the following information at the time of the booking and issue of allotment letter:-

a) sanctioned plans, layout, along with specifications, approved by the competent authority and other information as prescribed in Rule 14 of 2017 framed under the provision of the Real Estate (Regulation and Development) Act 2016 and the same shall be displayed at the site or such other place as may be specified by the regulations made by the Authority;

District Industrial Centre, Phase III  
New Delhi 110020

Memo No. HREERA-336/2017/1012

  
Executive Director

**HARYANA REAL ESTATE REGULATORY AUTHORITY**

Registration No. 1012/2017 (Plan No. 1012/2017) situated in Sector 70-A, District Gurgaon, Haryana, by Adarsh India Projects Ltd. under RERA Act, 2016 and HREERA Rules, 2017.

Re: Your application dated 31.07.2017 and 11.09.2017

Your request for registration of Group Housing Colony for Area 1.375600 Sq. Mts. situated in Sector 70-A, District Gurgaon, Haryana with regard to Memo no. 16 of 2017 dated 29.05.2017 issued by the District, Town and Country Planning Department, G.T. is examined in accordance with the provisions of the Real Estate Regulation and Development Act, 2016 and HREERA Rules, 2017 and accordingly a registration certificate is hereby issued with following terms and conditions:-

- (i) The Promoter shall comply with the provisions of the Act and the Rules and regulations made there under.
- (ii) The Promoter shall deposit twenty percent of the amount to be realized from the allottees by the Promoter in a separate account to be maintained in a schedule bank in order to meet the cost of land and construction purposes as per provision of Section 4(1)(b) of the Act.
- (iii) The promoter shall maintain the 2. paying counterpane from 18.02.2017 to 21.02.2017.
- (iv) The Promoter shall not be responsible for any delay in the completion of the project if the allottees do not pay the amount due to the Promoter as per provision of Section 4(1)(b) of the Act.
- (v) The Promoter shall submit the following appraisals from various competent authorities on time:
- (vi) The Promoter shall pay all outstanding property tax, water and sewerage charges, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges including parking fees and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, banks etc.