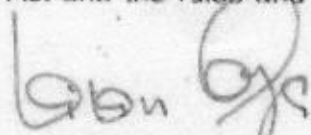


## REGISTRATION CERTIFICATE OF PROJECT

This registration is granted under section 5 to the following project under project registration number **DLRERA2018P0004: "Residential Group Housing Project Amaryllis Phase-I"** by M/s Purearth Infrastructure Ltd. and M/s Basant Project Ltd. at Gaushal Road/New Rohtak Road, New Delhi.

1. The promoters of the afore-mentioned Group Housing Project are Companies namely, M/s Purearth Infrastructure Ltd. and M/s Basant Projects Ltd. having its registered office at 6<sup>th</sup> floor, Vikrant Tower, 4, Rajindera Place, New Delhi and G-3, Ground floor, Aggarwal Corporate Towers, 23, District Centre, Rajindra Place New Delhi respectively, with CIN U474899DL1996PLC078373 and CIN U45202DL1991 PLC046111 respectively.
- 2 This registration is granted subject to the following conditions, namely:-
  - I. The promoter shall enter into an agreement for sale with the allottees as prescribed by the appropriate Government in the Act and the Rules made under the Act;
  - 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, or the apartment, plot or building, as the case may be, or the common areas as per section 17;
  - III. The promoter shall deposit seventy per cent 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;
  - IV. The registration shall be valid up to 31.01.2020, unless extended by the Authority in accordance with the Act and the rules made thereunder;
  - V. The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder;
  - VI. 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 Act and the rules and regulations made thereunder.

Dated : 05<sup>th</sup> March, 2018  
Place : New Delhi



( VIVIN AHUJA )

Signature and seal of the Authorized Officer  
Real Estate Regulatory Authority

Director (RERA)  
Real Estate Regulatory Authority  
NCT of Delhi  
14th Floor, Vikas Minar, New Delhi

November 18, 2019

The Real Estate Regulatory Authority  
NCT of Delhi  
2<sup>nd</sup> Floor,  
Shivaji Stadium Annexe Building  
Shaheed Bhagat Singh Marg  
New Delhi-110001

Hasanali Rina: 2135  
20/11/19

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

Dear Sirs,

**SUB : APPLICATION FOR EXTENSION OF REGISTRATION OF RESIDENTIAL GROUP HOUSING PROJECT "AMARYLLIS" PHASE-1 AT NEW ROHTAK ROAD, NEW DELHI**

At the outset, we humbly submit that at the time of making this request to you THERE IS A COMPLETE BAN ON ALL CONSTRUCTION ACTIVITIES IN DELHI-NCR TILL FURTHER ORDERS in compliance with the orders of Hon'ble Supreme Court of India dated 04-11-2019, 06-11-2019 and 15-11-2019.

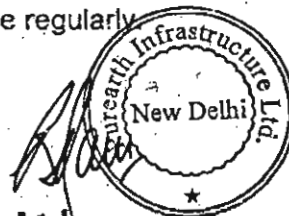
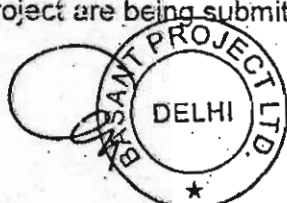
#### 1. Background

The construction in the Residential Group Housing project "Amaryllis" Phase-1 (Project) commenced in June 2015. The promoters had made application for registration with the Authority on 31-07-2017 and in the Affidavit in Form B the promoters had mentioned that **"the time period within which the project shall be completed by the promoter is 30 months from the date hereof"** i.e., from 31<sup>st</sup> July 2017.

The project was registered as an "on-going project" vide registration certificate bearing No. DLRERA201830004 dated 05.03.2018 which is valid till 31.01.2020.

#### 2. Project Development

The promoters had planned construction and development activities at the project site and arranged for all resources keeping in view the targeted completion date. The construction and development of the project has been going at a fast pace (barring exceptional instances mentioned hereinbelow) and quarterly progress report together with the site development photographs and certificates from the project engineers and architects as to extent to completion of the project are being submitted with your office regularly.



**Purearth Infrastructure Ltd.**

1

We are pleased to inform that the project has reached the following completion milestones as on 31.10.2019:

|                                     |      |
|-------------------------------------|------|
| 1. Excavation                       | 100% |
| 2. Refilling                        | 98%  |
| 3. Basement (Parking)               | 96%  |
| 4. Basement (waterproofing)         | 99%  |
| 5. RCC Frame Structure              | 100% |
| 6. Anti Termite Treatment           | 100% |
| 7. Block/Brickwork                  | 100% |
| 8. Electrical Concealed/ Box fixing | 100% |
| 9. Electrical switch board fixing   | 99%  |
| 10. Plumbing                        | 88%  |
| 11. Finishing                       | 50%  |
| 12. Fire fighting / ventilation     | 88%  |
| 13. Lift                            | 75%  |
| 14. Boundary wall                   | 30%  |
| 15. Terracing                       | 78%  |
| 16. Landscaping                     | 25%  |
| 17. Club house                      | 45%  |

**OVERALL COMPLETION (APPROX) 82%**

A copy of the Architect's certificate dated 08-11-2019 is enclosed at Annexure- F (Page no.28).

The project would have progressed at a much faster pace and completed before time had it not been for the reasons beyond the control of the promoters.

The promoters assess that in spite of their best efforts, the completion of the project would get delayed beyond 31.01.2020.

### **3. Reasons For Delay**

The promoters had, while setting the target completion date, taken into account the normal variations in weather conditions, festivals and other generally accepted industry norms and accordingly decided on the completion date.

However, the promoters had not bargained for the delay due to the following abnormal and severe circumstances and events beyond its control:



**Purearth Infrastructure Ltd.**

A. Force Majeur

(i) Environmental Issues – Ban on construction / restriction on other activities

The Environment Pollution (Prevention and Control) Authority (EPCA) enforces a Grade Response Action Plan (GRAP), from time to time, directing various agencies to take immediate steps towards implementing measures to control factory contributing to air pollution in Delhi which, interalia, include:

- ban on construction and demolition activities;
- Ban on Electricity Gen. sets run on diesel/petrol/kerosene except for emergency services;
- Ban on entry of trucks – delaying delivery of construction material.

Copies of notifications/directions issued by various authorities and orders of Hon'ble Supreme Court of India are enclosed at Annexure-G (Page no.29 to 91).

The effect of the above has been a delay of approx 291 days or more than 9.5 months (nine and half months), and is still continuing.....

(ii) Loss of days/time due to extreme weather conditions

Keeping in view the health and safety of the labourers the promoters had to stop construction/ finishing work on the super structure from time to time due to extreme weather conditions in NCT of Delhi ranging from high temperatures (going upto 46°-48°) during the day in June/July and going down to (2°-3°) during winter, to dust and thunder storms and freakish incessant rains. Copies of press-cuttings/weather reports enclosed at Annexure- H (Page no.92 to 113).

This led to delay of approx. 1 (one) month in achieving the completion targets.

(iii) Change in Bye-Laws

Due to changes in the Unified Building Bye-Laws (UBBL) for Delhi 2016 pertaining to **provision of fire towers in the multi-storied buildings for better public safety**, necessary provisions were made and changes carried out by way of demolition of 6 Nos. staircases from B-2 level to level 11 (eleven) (14 floors) and re-construction and provision of 6 nos. fireman's lifts (14 floors each) and construction of new stair cases suitable for fire towers.

Copy of gazette notification no.922 dated 5<sup>th</sup> April 2017 enclosed at Annexure- I (Page no.114 to 116).

Copy of the floor plan showing the changes pre and post-installation of the fireman's lifts/staircases enclosed at Annexure-J (Page no.117).

This resulted in delay of approx 3 (three) months.

Purearth Infrastructure Ltd.

**B. Other Reasons****(i) Stoppage of work by the construction contractors**

During the course of construction, unwarranted differences/disputes arose due to obnoxious and extortionist attitude of M/s SR39 Engineers Pvt. Ltd., construction contractors for Residential Group Housing project "Amaryllis" Phase-1. This was in addition to various other reasons viz., wastage, quality of work execution, extra-billing/claim by the contractor and slow progress due to short-deployment of manpower by the contractor. The contractor stopped all work from May 2018 onwards.

After prolonged discussion with and counseling of the contractor, and in the larger interest of the project and its timely completion, the promoters had to settle the matter with the contractor in August 2018. Copies of letters/emails pertaining to dispute and settlement with the construction contractor are enclosed at Annexure-K (Page no.118 to 130).

New contractors were deployed on the site for completion of project.

The above exercise resulted in delay of almost **6 (six) months** in construction work.

**(ii) Economic factors, Demonetization, GST Regime**

The year 2016-17 witnessed some of the biggest and far reaching policy decisions viz., demonetization, approval of the Goods and Service Tax (GST) regime, notification of Real Estate Regulation & Development Act (RERA), Insolvency and Bankruptcy Code, 2016 amongst others.

GST was an amalgam of Service Tax (ST), Value Added Tax (VAT) and Excise, etc. A number of input materials for construction had the excise component and it was necessary to understand the implication of GST on the billings etc., in consultation with the vendors/suppliers. Accordingly, the promoters had to undertake a lot of efforts to make various stakeholders in the project - contractors, vendors, suppliers and others understand, adopt and adhere to the new environment and comply with the same.

This exercise also added to delay in the whole process by way of change in documentation, processes and procedural matters.

We would like to mention that due to the above exceptional circumstances, the promoters have lost precious time of approx **18.5 (Eighteen and half) months** as follows:

**Purearth Infrastructure Ltd.**

| S.No. | Reasons for Delay                                | Time Period (Months) | Effect on construction (Months) | Total delay (Months) |
|-------|--------------------------------------------------|----------------------|---------------------------------|----------------------|
|       | <b>A. FORCE MAJEURE</b>                          |                      |                                 |                      |
| 1.    | Ban on construction due to Environmental Issues  | 1.8                  | 6.5                             |                      |
| 2     | Extreme weather conditions                       |                      | 1                               |                      |
| 3     | Change in Bye-Laws                               |                      | 3                               | <b>10.50</b>         |
|       | <b>B. OTHER REASONS</b>                          |                      |                                 |                      |
| 4     | Stoppage of work by the construction contractors | 4                    | 6                               |                      |
| 5     | Economic factors                                 |                      | 2                               | <b>8.00</b>          |
|       | <b>TOTAL</b>                                     |                      |                                 | <b>18.5</b>          |

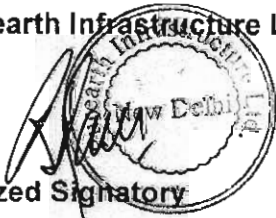
Though all efforts were made by the promoters to mitigate the effect of so many interruptions to the construction work, yet it seems the delay is inevitable due to reasons beyond our control.

In view of the facts stated above and considering that the promoters lost almost 10.50 months due to *force majeure* reasons and there may be further delays, we humbly request you to kindly consider our application for extension in registration of the project and grant an extension of 9.5 (nine and half) months i.e. till 15<sup>th</sup> November, 2020 for completion of the aforesaid project.

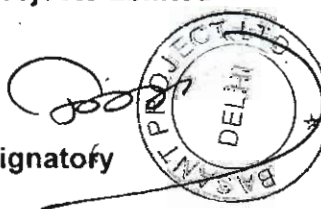
We also look forward to an opportunity to explain the matter in person to your good self.

Sincerely,

For Purearth Infrastructure Limited

  
Authorized Signatory

For Basant Projects Limited

  
Authorized Signatory

5

**Purearth Infrastructure Ltd.**

Central Square, 20, Manohar Lal Khurana Marg, Bara Hindu Rao, Delhi-110 006 • Tel.: 011-30132200, 65433309 Fax : 23556696 Website: www.purearth.in  
Regd. Office : 6th Floor, Vikrant Tower, 4, Rajendra Place, New Delhi-110 008  
CIN : U45202DL1991PLC046111

FORM 'E'

[See rule 6(1)]

**APPLICATION FOR EXTENSION OF REGISTRATION OF PROJECT**

From:

(A) Purearth Infrastructure Limited

6<sup>TH</sup> Floor, Vikrant Tower, 4, Rajendra Place, New Delhi

(B) Basant Projects Limited

G-3, Ground Floor, Aggarwal Corporate Tower,  
23, Distt. Centre, Rajendra Place,  
New Delhi-110008.

To

The Real Estate Regulatory Authority

NCT of Delhi

2<sup>nd</sup> Floor,

Shivaji Stadium Annexe Building

Shaheed Bhagat Singh Marg

New Delhi-110001

Sir,

We hereby apply for extension of registration of the following project:

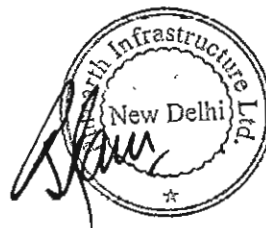
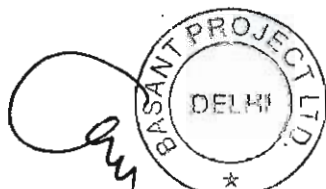
Residential Group Housing project "Amaryllis" Phase-1 at New Rohtak Road, New Delhi is registered with the Authority vide project registration certificate bearing No. DLRERA201830004 dated 05.03.2018, which expires on 31.01.2020.

As required, we hereby submit the following documents and information, namely:-

(i) A demand Draft No. / Bankers Cheque No. \_\_\_\_\_ dated \_\_\_\_\_ for rupees 1,25,000/- (Rupees one lakh twenty five thousand only) in favour of **REAL ESTATE REGULATORY AUTHORITY, NCT OF DELHI** drawn on \_\_\_\_\_ as extension fee as provided under subrule (2) of rule 6;

(ii) A copy of the Authenticated Plan of the project showing the stage of development works undertaken till date is annexed at **Annexure-A (Page 8 – 11)**;

(iii) Explanatory note regarding the state of development works in the project and reason for not completing the development works in the project within the period declared in the declaration submitted in Form 'B' at the time of making application for the registration of the project is enclosed at **Annexure-B (Page 12 – 19)**;



(iv) A revised declaration from the promoters in Form 'B' as to the date for completing the development works in the project by 15<sup>th</sup> November 2020 is enclosed at **Annexure-C (Page 20 – 23)**;

(v) Authenticated copy of the sanctioned Plan approved by North Municipal Corporation of Delhi vide file No. 45BHQ/NDMC/2016/D-26/AE-4 dated 17.5.2017 valid till 16th May 2022 is enclosed at **Annexure-D (Page 24 - 26)**;

(vi) The authenticated copy of the project registration certificate bearing No. DLRERA201830004 dated 05.03.2018 is annexed at **Annexure-E (Page 27)**; and

(vi) Any other information as may be specified by regulations.

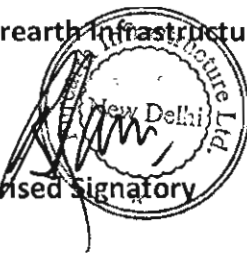
None

Place: New Delhi

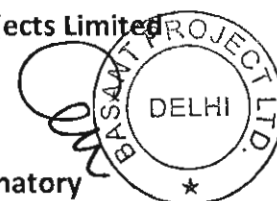
Dated:

Yours faithfully,

For Purearth Infrastructure Limited

  
Authorised Signatory

For Basant Projects Limited

  
Authorised Signatory

#