

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

No.F. 1(110)/PR/RERA/2020/ 1172

Dated: 02/06/22

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 **DLRERA2022P0011 :-**

Project: DOWN TOWN, SAROJINI NAGAR, New Delhi – Phase I

Location: SAROJINI Nagar, New Delhi-110023

1. The project will be implemented by the Ministry of Housing and Urban Affairs, Govt. of India having its office at Nirman Bhawan, New Delhi and NBCC (India) Ltd, having its registered office at NBCC Bhawan, Lodhi Road, New Delhi-110003 as per explanation to clause (zk) of section 2 of RE (R&D) Act, 2016 as Joint Promoters (hereinafter called the "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/shop/building, as the case may be, or the common areas as per section 17 of RE(RD) Act, 2016.
- iii. The promoter is directed that in the 'Agreement for Sale' to be signed following information/disclosures be added/made:
 - a) All details regarding acquisition of land for the project by way of lease 'Agreement for Sale' or GPA or any other means;
 - b) All liabilities and encumbrances on the land for the project;
 - c) Details of parking slot(s) attached with each unit or flat or apartment or shop or space;

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Rakesh Kumar
Dy. Secretary
Real Estate Regulatory Authority
For NCT of Delhi
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- d) Numbers of entrances, lifts and materials to be used;
- e) Details of all common facilities like swimming pool, gym, sports facilities, club etc. proposed to be developed as part of the project.
- iv) 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.
- v) 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.
- vi) The promoters shall clearly mention their intention of developing other phases in the 'Agreement for Sale' and clearly disclose to the prospective buyers/allottees that development of Phase-I is independent of the rest of the phases except for the specifically mentioned common facilities, services and amenities.
- vii) The basements of the project would be used only for the purposes indicated in the sanctioned building plans.
- viii) The **DOWN TOWN, SAROJINI NAGAR, New Delhi, Phase - I** will be treated as standalone project in terms of explanation to section 3 of RE (RD) Act, 2016.
- ix) The registration shall be valid upto 08.07.2025 unless extended by the Authority in accordance with RE(RD) Act, 2016 and the rules made thereunder;
- x) The promoter shall comply with all the provisions of the RE(RD) Act, 2016 and the rules and regulations made thereunder;
- xi) 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 seek registration as separate phase(s) for constructing the shops in GPRA colonies as and when planned.
4. The promoter shall apply and obtain registration for other phases before advertising, marketing, booking, selling or offering for sale of flats, shops, apartments, shops or space etc. in those phases in terms of section 3 (1) of the RE(RD) Act, 2016.

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Dy. Secretary
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5. 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.
6. 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.

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(RAKESH KUMAR)
Rakesh Kumar
Deputy Secretary

Real Estate Regulatory Authority for NCT of Delhi
Real Estate Regulatory Authority
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Place: New Delhi

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