

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

No.F. 1(159)/PR/RERA/2022/ 4684

Dated: 15/02/2023

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 to as RE(RD)Act,2016] to the following project under project registration number **DLRERA2023P0002**.

Project: G-49, East of Kailash, New Delhi – 110065(hereinafter referred to as 'Project')

Location: G-49, East of Kailash, New Delhi - 110065

- 1. The project will be implemented by BDR Builders and Developers Private Limited** having its registered office at C-43, LGF, Jangpura Extension, New Delhi-110014 (hereinafter called as "Promoter")
- 2** This registration is granted subject to the following conditions, namely:-
 - i) The Promoter shall enter into an **"Agreement for Sale"** with each allottee as prescribed by NCT of Delhi;
 - 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, plot, shop or building, as the case may be, or the common areas as per section 17 of RE(RD) Act, 2016;
 - iii) The Promoter shall mention all details regarding acquisition of land for the project by way of lease agreement or sale or any other means in the Agreement for Sale;
 - iv) The Promoter shall disclose all liabilities and encumbrances on the land for the project or project in the 'Agreement for Sale';
 - v) The Promoter shall mention details of parking slot(s) attached to each unit or apartment or shop or space in the 'Agreement for Sale';

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Dy. Secretary (RERA)
Real Estate Regulatory Authority
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- vi) The Promoter shall mention the numbers of entrances, lifts and materials to be used in the 'Agreement for Sale';
- vii) The basement of the project would be used only for the purposes indicated in the sanctioned building plan;
- viii) The Promoter shall mention details of all common facilities proposed to be developed as part of the project in the 'Agreement for Sale';
- ix) The Promoter shall neither seek nor accept 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;
- x) The registration shall be **valid upto 31.03.2023** unless extended by the Authority in accordance with RE(RD) Act, 2016 and the rules made thereunder; The first QPR stands due on 01.04.2023.
- xi) The Promoter shall comply with all the provisions of the RE(RD) Act, 2016 and the rules and regulations made thereunder;
- xii) 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 enter into an 'Agreement for Sale' with the allottees, if required 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.

4. 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.

Dated: 15/02/2023
Place: New Delhi

Rakesh Kumar
Deputy Secretary
Real Estate Regulatory Authority for NCT of Delhi
For NCT of Delhi
2nd Floor, Shivaji Stadium Annexe
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