

REAL ESTATE REGULATORY AUTHORITY
(For NCT OF DELHI)

2nd Floor, Shivaji Stadium Annexe Building,
Shaheed Bhagat Singh Marg,
New Delhi-110001

Website- <https://rera.delhi.gov.in>

F. 1 (170)/PR/RERA/2023/ 749

Dated: 18.2.2026

FORM 'F'

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

(Reference: Promoter Applicant's Application dated 26.08.2025)

This extension in validity of registration is granted under section 7(3) of the Real Estate (Regulation & Development) Act, 2016, for 195 days up to 11.02.2026, as per Authority's Order dated 10.02.2026, to the following project:

“VICTORIA 55” at House no. 55, Road no. 77, West Punjabi Bagh, New Delhi-110026, registered with this Authority vide Project Registration Certificate bearing No. DLRERA2023P0010 and promoted by **Sh. Dinesh Gupta** (the Promoter) having registered office at 7, Mani Prabha Sector D, Vasant Kunj, Delhi- 110070.

1. This extension of registration is granted subject to the following conditions, namely: -

- (i) 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 apartment, plot or building, as the case may be or the common area as per section 17 of RE (RD) Act, 2016;
- (ii) The promoter shall deposit seventy percent of the amounts realised 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 of RE (RD) Act, 2016;
- (iii) All terms and conditions mentioned in the Form C in respect of Certificate No. DLRERA2023P0010 dated 20/10/2023 shall continue to apply;
- (iv) All terms and conditions as specified in Authority's Order dated 10.02.2026, as mentioned above, shall apply;
- (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;
- (vii) 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.




(SHIV RAM BAIRWA)
Secretary

Real Estate Regulatory Authority for NCT of Delhi

Date: 18.2.2026
Place: New Delhi

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

No.F.1(170)PR/RERA/2023/ 3302

Dated: 20/10/2023

FORM 'C'
[See rule 5(1)]

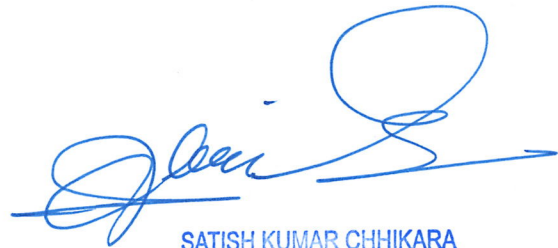
REGISTRATION CERTIFICATE OF PROJECT

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 **DLRERA2023P0010**.

Project: Victoria 55 (hereinafter referred to as "Project")

Location: Plot No.55, Road No.77, West Punjabi Bagh. Delhi.

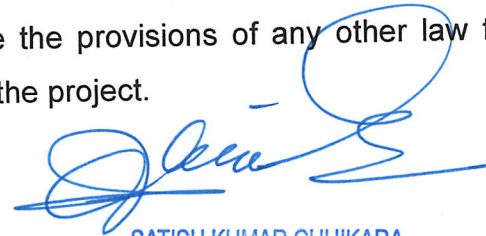
1. The project will be implemented by Sh.Dinesh Gupta, 7, Mani Prabha Sector D, Vasant Kunj, Delhi-110070. (hereinafter called as "Promoter").
2. This registration is granted subject to the following conditions namely:-
 - i) The Promoter shall not deviate from the layout and sanctioned building plans without the prior approval of the Authority;
 - II) The Promoter shall enter into an "Agreement for Sale" with each allottee as prescribed by the appropriate Government;
 - III) The Promoter shall execute a registered conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the unit or building, as the case may be, or the common areas as per section 17 of RE(RD) Act, 2016;
 - iv) The Promoter shall mention all details regarding acquisition of land for the project by way of lease or sale or any other means in the "Agreement for Sale"



SATISH KUMAR CHHIKARA

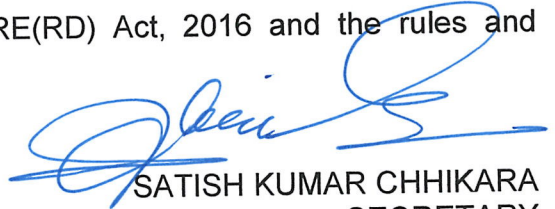
Secretary
Real Estate Regulatory Authority
NCT of Delhi
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Shaheed Bhagat Singh Marg, Delhi-1

- v) The Promoter shall disclose all liabilities and encumbrances on the land for the project as per the 'Agreement for Sale'
- vi) The Promoter shall not create any liability or encumbrance on the land for the project or project without the prior approval of the Authority and shall inform all allottees of such liability or encumbrance created after obtaining the approval of the Authority;
- vii) 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 scheduled 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;
- viii) The Promoter shall neither seek nor accept more than 10 percent of the cost of unit without entering into and registering written 'Agreement for Sale' as per section 13 of the RE(RD) Act, 2016;
- ix) The Promoter shall mention details of parking slot(s) attached to each unit in the 'Agreement for Sale';
- x) The Promoter shall mention the numbers of entrances, lifts and materials to be used in the 'Agreement for Sale';
- xi) The basement of the project would be used only for the purposes indicated in the sanctioned building plan;
- xii) The Promoter shall mention details of all common facilities proposed to be developed as part of this project in the 'Agreement for Sale';
- xiii) The registration of this project shall be **valid upto 31/07/2025** unless extended by the Authority in accordance with RE(RD) Act, 2016 and the rules made thereunder;
- xiv) The Promoter shall comply with all the provisions of the RE(RD) Act, 2016 and the rules and regulations made thereunder;
- xv) The Promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.



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- xvi) The Promoter shall submit Quarterly Progress Reports as per Section 11 of RE(RD) Act, 2016 detailing the physical and financial progress made on the project till issue of Completion Certificate. The first QPR shall stand due on 01/01/2024.
- xvii) The Promoter shall ensure that no clause in allotment letter is in contravention of the provisions of RE (RD), Act, 2016 and draft "Agreement for Sale" is as per Annexure of the National Capital Territory of Delhi Real Estate (Regulation and Development) Agreement for Sales) Rules, 2016.
- xviii) The Promoter shall ensure that not more than 10 dwelling units shall be built and sold in the project.
- xix) The Promoter shall also submit a copy each of proposed Allotment Letter and Agreement for Sale to be entered with the allottee(s).
- xx) The Promoter will open three accounts as per guidelines of the Authority regarding maintenance of accounts before accepting any money from the allottee(s)
3. 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 Sale) 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.



SATISH KUMAR CHHIKARA
SECRETARY

Real Estate Regulatory Authority for NCT of Delhi

Dated: 20/10/2023

Place: New Delhi

SATISH KUMAR CHHIKARA
Secretary
Real Estate Regulatory Authority
NCT of Delhi
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