

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 (169)/PR/RERA/2023/1887

Dated: 19.05.2026.

FORM 'F'

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT

(Reference: Promoter Applicant's Application dated 05.07.2023)

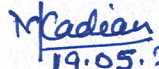
This extension in validity of registration is granted under section 6 of the Real Estate (Regulation & Development) Act, 2016, up to **08.01.2027**, to the following Project as per the Authority's Order dated 09.04.2026:

"Connaught Residencies", registered with this authority vide Project Registration Certificate bearing No. DI/RERA/2023/P0011 promoted by:

1. **M/s Sagar Enterprises Pvt. Ltd.** (the Promoter), having its registered office at 10 Shaheed Bhaghat Singh Marg, New Delhi, 110001.

2. 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. DLRERA2023P0011 dated 20/10/2023 shall continue to apply;
- (iv) The promoter shall comply with all terms and conditions as specified in Authority's Order dated 09.04.2026, mentioned above;
- (v) The promoter shall comply with the provisions of the RE (RD) Act, 2016 and the rules, regulations and directions issued 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 RE (RD) Act, 2016 and the rules, regulations and directions issued thereunder.


19.05.2026
(Manmeet Kadian)
Joint Director Legal
Real Estate Regulatory Authority, NCT of Delhi

Date:
Place: New Delhi

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

No.F.1 (169)/PR/RERA/2023/ 3303

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 **DLRERA2023P0011**.

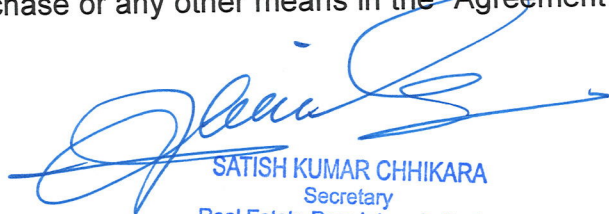
Project: The Connaught Residences (hereinafter referred to as "Project")

Location: 10, Shaheed Bhagat Singh Marg, New Delhi-110001.

1. The project will be implemented by M/s Sagar Enterprises Pvt. Ltd., 310, Prakashdeep Building, 7, Tolstoy Marg, New Delhi-110001 (hereinafter called as "Promoter").

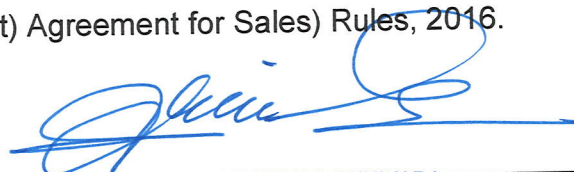
2. This registration is granted subject to the following conditions namely:-

- 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 purchase or any other means in the **"Agreement for Sale"**

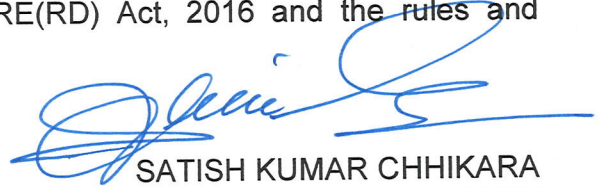


SATISH KUMAR CHHIKARA
Secretary
Real Estate Regulatory Authority
NCT of Delhi
2nd Floor, Shivaji Stadium Annexe,
Shaheed Bhagat Singh Marg, Delhi-1

- 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 new 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 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.
- xiv) 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.



- xv) The Promoter shall ensure that not more than 10 dwelling units shall be built and sold in the project.
 - xvi) The Promoter shall submit the proposed units in sanctioned building plan clearly demarcated by NDMC within 45 days.
 - xvii) The Promoter shall also submit a copy each of proposed Allotment Letter and Agreement for Sale to be entered with the allottee(s) to the Authority within 45 days.
 - xviii) The registration of this project shall be **valid upto 31/03/2026** unless extended by the Authority in accordance with RE(RD) Act, 2016 and the rules made thereunder;
 - xix) The Promoter shall comply with all the provisions of the RE(RD) Act, 2016 and the rules and regulations made thereunder;
 - xx) 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 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

SATISH KUMAR CHHIKARA
Secretary
Real Estate Regulatory Authority
NCT of Delhi
2nd Floor, Shivaji Stadium Annexe,
Shaheed Bhagat Singh Marg, Delhi-1

Dated: 20/10/2023

Place: New Delhi