

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

No.F.1(176)/PR/RERA/10/2023/3594

Dated: 08/11/2023

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 DLRERA2023P0012.

**Project: Sawasdee Heights (hereinafter referred to as "Project")**

**Location: Plot No.4 to 8, Block A, Lawrence Road Industrial Area, Delhi-110035.**

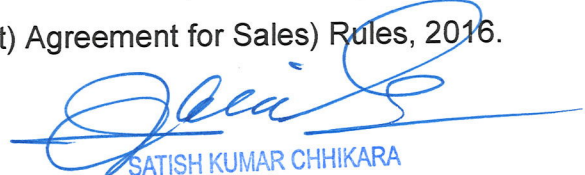
1. The project will be implemented by M/s Asteroid Shelters Homes Pvt. Ltd., Unit No.105, First Floor, Vardhmans Sidhant Shopping Plaza LSC, Savita Vihar, Delhi-110092. (hereinafter called as "Promoter").

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"

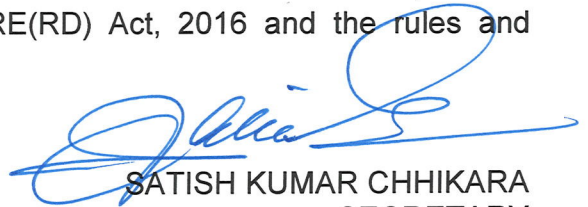
SATISH KUMAR CHHIKARA  
Secretary  
Real Estate Regulatory Authority  
NCT of Delhi  
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- v) The Promoter shall disclose all liabilities and encumbrances on the land for the project as per the 'Agreement for Sale'
- vi) The Promoter shall not create 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.

  
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- xv) 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.
  - xvi) The Promoter shall submit the Environment and Pollution Clearances within 45 days of issue of the Registration Certificate;
  - xvii) The Promoter shall not start any work in the project till receipt of Environment and Pollution Clearance;
  - xviii) The terms and conditions of re-payment of loans obtained by Promoter shall be strictly as per RE(RD) Act, 2016 provisions;
  - xix) The registration of this project shall be **valid upto 03/10/2028 unless** extended by the Authority in accordance with RE(RD) Act, 2016 and the rules made thereunder;
  - xx) The Promoter shall comply with all the provisions of the RE(RD) Act, 2016 and the rules and regulations made thereunder;
  - xxi) 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 strictly 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.
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: 08/11/2023

Place: New Delhi

SATISH KUMAR CHHIKARA  
Secretary  
Real Estate Regulatory Authority  
NCT of Delhi  
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