

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

No.F.1 (185)/PR/RERA/04/2024/ 1200

Dated: 27/06/2024

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 **DLRERA2024P0004**.

Project: Maxvel AI Vista

Location: Plot No.2(A), Pocket 2, Block A, Sector 32, Rohini, Delhi-110085.

1. The project will be implemented by the Ice Feel Mount LLP, H.No.629, 4th Floor, Poothkalan Extn., Gram Sabha Village, Delhi-110086.
2. This registration is granted subject to the following conditions namely: -
 - i) The Promoters shall not deviate from the layout and sanctioned building plans without the prior approval of the Authority;
 - ii) The Promoters shall execute a registered 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 areas as per section 17 of RE(RD) Act, 2016;
 - iii) The Promoters shall disclose all liabilities and encumbrances on the land for the project, in writing to all its allottees;
 - iv) The Promoters shall not create any new liability or encumbrance on the land for the project or the project without prior approval of the Authority;



- v) The Promoters shall convey to all allottees, in writing details of
 - d) Parking slot (s) if attached with the flat; and parking area(s)
 - e) Number of entrances, lifts and materials used/to be used in the project;
 - f) All common facilities proposed to be developed/developed as part of the project,
- vi) The basement of the project would be used only for the purposes indicated in the sanctioned building plan;
- 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 submit the Commencement Certificate from Competent Authority in terms of section 4(2) C of RE (RD) Act, 2016**
Or
a copy of Common Application Form submitted to MCD showing tentative commencement date and also a certificate issued by the designated Architect showing actual date of commencement of work within 45 days of the date of registration.
- x) The registration of this project shall be **valid upto 23/02/2029** or as extended by the Authority in accordance with RE(RD) Act, 2016 and the rules made thereunder;
- xi) The Promoters 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 01/07/2024;
- xii) The Promoters shall ensure that no clause in allotment letter is in contravention of the provisions of RE (RD), Act, 2016;



- xiii) The Promoters shall comply with all the provisions of the RE(RD) Act, 2016 and the rules and regulations made thereunder;
- xiv) The Promoters shall not contravene the provisions of any other law for the time being in force as applicable to the project;
3. If the above-mentioned conditions are not fulfilled by the Promoters, the Authority may take necessary action against the Promoters including revoking the registration granted herein, as per the RE(RD) Act, 2016 and the rules and regulations made thereunder.

Dated: 27/06/2024

Place: New Delhi



(SATISH KUMAR CHHIKARA)
SECRETARY

SATISH KUMAR CHHIKARA
Secretary
Real Estate Regulatory Authority
NCT of Delhi
2nd Floor, Shivaji Stadium Annexe,
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