REGISTRATION NO. 20 OF 2023	
RC/REP/HARERA/GGM/676/408/2023/20	Date: 30.01.2023
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-1258-2023

REGISTRATION CERTIFICATE

REAL ESTATE PROJECT – AFFORDABLE GROUP HOUSING PROJECT

TATHASTU I

सत्यमेव जयते

HARERA
GURUGRAM

HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM

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FORM 'REP-III' [See rule 5 (1)]

HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

HARERA
GURUGRAM

REGISTRATION NO. 20 OF 2023

RC/REP/HARERA/GGM/676/408/2023/20	Date: 30.01.2023
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REGISTRATION CERTIFICATE

REAL ESTATE PROJECT – AFFORDABLE GROUP HOUSING PROJECT

TATHASTU I

1. This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project.

(A) PARTICULARS OF THE PROJECT REGISTERED

S.N.	Particulars	Details	
(i)	Name of the project	Tathastu I	
(ii)	Location	Sector- 05, Sohna, Gurugram	
(iii)	License no. and validity	189 of 2022 dated 16.11.2022 and valid up to 15.11.2027	
(iv)	Total licensed area of the project	12.8847 acres	
(v)	Area of project for registration	12.8847 acres	
(vi)	Nature of the project	Affordable Group Housing Colony	
(vii)	Total saleable area of the project registered	119544.308 sq.m.	Residential = 111842.430 sq. m. Commercial = 7701.878 sq. m.
(viii)	Number of units	1732 residential units and 435 commercial units	

(B) NAME OF THE PROMOTERS

S. N.	Particulars	Details
(i)	Promoter 1/License holders	M/s SRE India M/s Desi Construction Pvt. Ltd.
(ii)	Promoter 2/Collaborator	M/s Desi Construction Pvt. Ltd.

(C) PARTICULARS OF THE PROMOTER 2/ DEVELOPER

S. N.	Particulars	Details

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(i)	Name	M/s Desi Construction Pvt. Ltd.
(ii)	Registered Address	806-807, Best Sky Tower, Netaji Subash Palace, Pitampura, New Delhi - 110034
(iii)	Corporate Office Address	806-807, Best Sky Tower, Netaji Subash Palace, Pitampura, New Delhi - 110034
(iv)	Local Address	10th Floor, Vatika Tower, Sector- 54, Golf Course Road, Gurugram-122010
(v)	CIN	U45200DL2011PTC212556
(vi)	PAN	AADCD6882B
(vii)	Status	Company
(viii)	Landline No.	+91-1244-192-301
(ix)	Mobile No.	+91-9899-076-262
(x)	Email-Id	neeraj@gangarealty.com
(xi)	Authorized Signatory	Sh. Neeraj Mishra

(D) PARTICULARS OF BANK ACCOUNTS

S. N.	Type of bank account	Account No	Branch name of the bank
(i)	Master Account of the Project (100%)	739005000400	ICICI Bank Ltd., C-1, Ground Floor, World Trade Tower, Sector-16, NOIDA, Gautam Budhha Nagar, Uttar Pradesh-201301
(ii)	Separate RERA account of the project (70%)	739005000402	ICICI Bank Ltd., C-1, Ground Floor, World Trade Tower, Sector-16, NOIDA, Gautam Budhha Nagar, Uttar Pradesh-201301
(iii)	Free account of the promoter of the project (30%)	739005000401	ICICI Bank Ltd., C-1, Ground Floor, World Trade Tower, Sector-16, NOIDA, Gautam Budhha Nagar, Uttar Pradesh-201301

(E) VALIDITY OF REGISTRATION

The registration of this project shall be valid for the **period commencing from 30th January 2023 and ending with 14th November 2027** (completion date as declared by the promoter in REP-II) unless extended by the Authority in accordance with the Act and rules made thereunder subject to compliance of provisions of rule 5(1) of the Haryana Real Estate (Regulation and Development) Rules, 2017.

This registration certificate is based on the information supplied by the promoter and an authenticated detailed project information (DPI) and declaration by the promoter is annexed herewith, which shall be read as part of this registration certificate.

This registration certificate is granted in pursuance to the agenda approved by the Authority dated 30.01.2023 passed in this regard.

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(F) CONDITIONS OF REGISTRATION	
2.	**This registration is granted subject to the following conditions, namely: —**
(i)	The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017 and amended as per requirements and approved by authority.
(ii)	The promoter shall offer to execute a registered conveyance deed of the apartment, plot or building, as the case may be, in favour of the allottee along with the undivided proportionate title in the common areas to the association of allottees or competent authority, as the case may be, as provided under section 17 of the Act;
(iii)	The promoter shall convey/allow usage of common areas as per Rule 2(1)(f) of the Haryana Real Estate (Regulation and Development) Rules, 2017.
(iv)	The promoter shall deposit seventy percent of the amounts realized 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 (l) of sub-section 2 of section 4;
(v)	The registration shall be valid for a period as mentioned above under the head "validity of registration" subject to validity of licenses granted by DTCP and promoters shall be bound to obtain prior renewals thereof.
(vi)	The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Haryana Real Estate (Regulation and Development) Rules, 2017 and regulations made thereunder and applicable in the State;
(vii)	The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
(viii)	The promoter shall comply with all other terms and conditions as mentioned in the attached brief and as conveyed by the Authority from time to time.
(ix)	The apartment or building shall be sold only on carpet area basis and not on super area basis and the total sale consideration shall be inclusive of all charges. No separate EDC/IDC are payable by the allottees except the total sale consideration. Attention is invited to model agreement for sale provided in the Haryana Real Estate (Regulation and Development) Rules, 2017. (Term 1.2) *Explanation:* *(i) The Total Price as mentioned above includes the booking amount paid by the allottee(s) to the Promoter towards the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable);* *(ii) The Total Price as mentioned above includes Taxes (GST and Cess or any other taxes/fees/charges/levies etc. which may be levied, in connection with the development/construction of the Project(s)) paid/payable by the Promoter up to the date of handing over the possession of the Plot/Unit/Apartment for Residential/Commercial/Industrial/IT/any other usage (as the case may be) along with parking (if applicable) to the allottee(s) or the competent authority, as the case may be, after obtaining the*

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	necessary approvals from competent authority for the purpose of such possession: *Provided that, in case, there is any change/modification in the taxes/charges/fees/levies etc., the subsequent amount payable by the allottee to the promoter shall be increased/decreased based on such change/modification.*
(x)	The attention of the promoter is invited to the definition of common areas provided in section 2(n) of the Real estate (Regulation and Development) Act, 2016. Section 2(n) of the Real Estate (Regulation and Development) Act, 2016 is reproduced as under: *"common areas" mean—* *(i) the entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;* *(ii) the staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;* *(iii) the common basements, terraces, parks, play areas, open parking areas and common storage spaces;* *(iv) the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel;* *(v) installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;* *(vi) the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;* *(vii) all community and commercial facilities as provided in the real estate project;* *(viii) all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;*
(xi)	The sale shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of drawings and approvals with the real estate agent registered with the HARERA. In case of introduction of new real estate agent or change/deletion of real estate agent as mentioned in the DPI, the promoter shall inform the same to the authority.
(xii)	There shall not be any subvention scheme/ assured returned scheme for the registered project without prior approval of the authority.
(xiii)	The promoter at the time of booking and issue of allotment letter shall be responsible to make available to the allottee, the following information, namely– (a) Sanction plan, layout plans along with specification, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the authority. (b) The stage wise time schedule of completion of the project including the provisions for civic infrastructure like water, sanitation and electricity. [Obligation of the promoter under section 11(3)]
(xiv)	The promoter shall enable the formation an association of allottees or society or co-operative society, as the case may be, of the allottees, or a federation of the same shall be formed, within a period of three months of the majority of allottees having booked their apartment/building/plot and inform the authority about the AOA.

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	[Obligation of the promoter under section 11(4)(e),]
(xv)	At the time of issue of allotment letter an application form for membership of the association of allottee shall be got filled up from the allottee. The promoter shall incorporate a condition in the allotment letter that buyer of unit shall enroll himself as a member of association of allottee to be registered for this project. Every allottee of the apartment, plot or building as the case may be, shall participate towards the formation of an association or society or corporative society or the allottees, or a federation of the same. [Duty of the allottee under section 19(9)]
(xvi)	The promoter shall issue the allotment letter as per draft annexed in the detailed project information which is duly approved by the authority and authenticated by the promoter. In case, the promoter wants to amend certain conditions/clauses, a separate application with justification for such variation/change be submitted for consideration of the Authority and till such change is allowed, the draft allotment letter shall be followed as approved by the authority with the DPI or as per directions issued by the authority.
(xvii)	The promoter shall declare details of the unit along with specifications, payment plan and time for handing over of possession of unit after obtaining all required approvals from the competent authority.
(xviii)	As per section 13(1), the promoter shall not accept a sum more than ten per cent of the cost of the apartment, plot, or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale as prescribed with such person and register the said agreement for sale, under any law for the time being in force.
(xix)	The promoter is obligated to take various approval/renewals whenever due on time, from the competent authorities. Any failure in this regard will invite stringent action as per the provision of the law against the promoter.
(xx)	The promoter shall comply with the requirement of section 11(1) and submit the quarterly up-to-date status of the project for each quarter.
(xxi)	The promoter shall complete the construction of community sites within the completion period declared under section 4(2)(l)(C) of the Act, 2016 and any failure would attract stringent action and penal proceedings.
(xxii)	The authority reserves its right to initiate penal proceedings for violation of various provisions of the Real Estate (Regulation & Development) Act, 2016 and rules and regulations made thereunder.
(G) COMPLIANCES TO BE MADE BY THE PROMOTER	
(i)	The promoter shall submit the environmental clearance in the Authority within six months from the date of grant of registration.
(ii)	The promoter shall submit the approved fire scheme and approved service plans & estimates in the Authority within three months from the date of grant of registration.
(iii)	The promoter has submitted DD no. 514204 dated 18.01.2023 and 514206 dated 18.01.2023 of ICICI Bank amounting to Rs. 25 lacs each as a guarantee amount to submit the approved fire scheme and approved service plans &

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	estimates within three months from the date of grant of registration. These guarantees shall be forfeited by the Authority in case the promoter fails to submit the requisite approvals within the stipulated time.
(iv)	The promoter shall comply with the requirement of section 4(2)(l)(D) and get his accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for that project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project. All such pending compliances after coming into force of the Real Estate (Regulation and Development) Act, 2016 shall be submitted in the authority within a period of three months.
(v)	The promoter is directed to clear the title of the project land from any litigations before the offer of possession and if due to the above litigation, any allottee gets the defective title of land and in case of any loss caused to him due to defective title of the land then the allottee would be entitled to get compensation as provided in section 18(2) of the Act.
3.	**If the above-mentioned conditions are not fulfilled/ compliances are not made by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted therein, as per the Act and the rules and regulations made thereunder.**

Dated : 30.01.2023

Place : Gurugram

HARERA
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(Dr. K.K. Khandelwal)
Chairman
Haryana Real Estate Regulatory Authority, Gurugram

DR. KRISHAN KUMAR KHANDELWAL, IAS (R)
HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM
अध्यक्ष
हरियाणा भू-संपदा विनियामक प्राधिकरण
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