

REGISTRATION NO. 42 OF 2022

RC/REP/HARERA/GGM/567/299/2022/42

Date: 25.05.2022

UNIQUE NO. GENERATED ONLINE

RERA-GRG-PROJ-1031-2021

REGISTRATION CERTIFICATE

REAL ESTATE PROJECT - AFFORDABLE GROUP HOUSING PROJECT

SOLITAIRE



सत्यमेव जयते

HARERA
GURUGRAM

**HARYANA REAL ESTATE REGULATORY
AUTHORITY GURUGRAM**



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NEERA GAUTAM
ASSOCIATE ARCHITECTURAL EXECUTIVE

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

**HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM****HARERA
GURUGRAM**

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REGISTRATION CERTIFICATE**REAL ESTATE PROJECT - AFFORDABLE GROUP HOUSING PROJECT
SOLITAIRE**

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

(A) PARTICULARS OF THE PART OF PROJECT/PHASE REGISTERED

S.N.	Particulars	Details
(i)	Name of the project	Solitaire
(ii)	Location	Sector 70, Gurugram
(iii)	License no. and validity	03 of 2022 valid upto 06.01.2027
(iv)	Total licensed area of the project	6.15 Acres
(v)	Area of project for registration	6.15 Acres
(vi)	Nature of the project	Affordable Group Housing Project
(vii)	Total FAR area of the project	54266.0732 sq.m. Residential FAR 3723.2639 sq.m. Commercial FAR
(viii)	Number of units	856 units (Residential) 114 units (Commercial-1)

(B) NAME OF THE PROMOTERS

S. N.	Particulars	S.N.	Details
(i)	Promoter holders 1/License	1.	Sh. Jagdish S/o Laxminarayan
		2.	Sh. Rajesh S/o Jai Singh
		3.	Sh. Narender Singh S/o Sh. Har Gian Singh
		4.	Gurugram Land & Flat Developer
(ii)	Promoter 2/ Collaborator		M/s Riseonic Realty Pvt. Ltd.

(C) PARTICULARS OF THE PROMOTER 2/ COLLABORATOR

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S. N.	Particulars	Details
(i)	Name	M/s Riseonic Realty Pvt. Ltd.
(ii)	Registered Address	Unit No. 611, Tower A, 6 th Floor, pioneer Urban Square, Sector- 62, Gurugram, Haryana-122098
(iii)	Corporate Office Address	Unit No. 611, Tower A, 6 th Floor, pioneer Urban Square, Sector- 62, Gurugram,
(iv)	Local Address	Haryana-122098
(v)	CIN	U70101HR2020PTC084753
(vi)	PAN	AAKCR0268A
(vii)	Status	Active
(viii)	Mobile No.	+91-9911544844
(ix)	Landline No.	+91-124-4295600
(x)	Email-Id	realty.riseonic@gmail.com
(xi)	Authorized Signatory	Sh. Dheeraj Yadav

(E) PARTICULARS OF BANK ACCOUNTS

S. N.	Type of bank account	Account No	Branch name of the bank
(i)	Master Account of the Project (100%)	400000007071	RBL Bank Ltd., SCO-31, Sec- 31, Gurugram, Haryana
(ii)	Separate RERA account of the project (70%)	400000007072	RBL Bank Ltd., SCO-31, Sec- 31, Gurugram, Haryana
(iii)	Free account of the promoter of the project (30%)	400000007073	RBL Bank Ltd., SCO-31, Sec- 31, Gurugram, Haryana

(F) VALIDITY OF REGISTRATION

The registration of this project shall be valid for the **period commencing from 25th April 2022 and ending with 6th January 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 and detailed order dated 25.04.2022 passed in this regard.

(G) CONDITIONS OF REGISTRATION

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

1. Preferential location charges shall only be levied on such apartments, plots or buildings which are duly approved in the layout plan by the competent authority and the same shall have to be indicated at the time of registration of the project with the authority along with preferential location

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	charges/special preferential location charges etc., otherwise no PLC chargeable from the allottees.
3.	The promoters shall submit list of apartments, plots or buildings sold through real estate agents along with details of the commission and details of the property at the time of submission of quarterly progress report.
4.	<p>No separate EDC/IDC are payable by the allottees except the basic sale price on carpet area basis and cost of balcony to be included in the basic sale price as per State Government Policy.</p> <p><i>Attention is invited to model agreement for sale provided in the Haryana Real Estate (Regulation and Development) Rules, 2017. (Term 1.2)</i></p> <p>Explanation:</p> <p>(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);</p> <p>(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 necessary approvals from competent authority for the purpose of such possession:</p> <p>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.</p>
5.	<p>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 and specifically community and commercial facilities as provided in real estate project are part of the common areas. Accordingly, these are to be transferred to the association of allottees or the competent authority as the case may be along with all other mentioned common facilities. Accordingly, the promoter is restrained to part away with such facilities with third party. Section 2(n) of the Real Estate (Regulation and Development) Act, 2016 is reproduced as under:</p> <p><i>"common areas" mean—</i></p> <p>(i) <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;</i></p> <p>(ii) <i>the staircases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;</i></p> <p>(iii) <i>the common basements, terraces, parks, play areas, open parking areas and common storage spaces;</i></p> <p><i>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;</i></p>

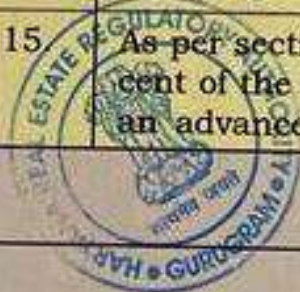


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	<p>(v) installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;</p> <p>(vi) the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;</p> <p>(vii) all community and commercial facilities as provided in the real estate project;</p> <p>(viii) all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;</p>
6.	The sale of commercial component shall not be permitted through real estate agent without availability of prospectus/brochure containing necessary details and a set of drawing and approvals with the real estate agent registered with the HARERA. In case of engagement of real estate agent or change of real estate agent, the promoter shall inform the same to the authority.
7.	Open Parking shall not be saleable. One parking each shall be allotted to each allottee of the project and left-over covered parking shall be handed over to the association of allottees.
8.	In future any new allotment in ongoing projects or new projects, the plot/apartment/or building shall be sold only on carpet area basis and not on super area basis and the rate shall be inclusive of all charges like including GST/PLC.
9.	There shall not be any subvention scheme for the registered project without prior approval of the authority.
10.	The promoter shall make available all the approved plans of the project on the project site.
11.	As per section 11, the promoter shall form 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 plot/apartment/building and inform the authority about the AOA.
12.	To safeguard the interests of buyers, 5% management quota apartments shall get earmarked in all categories of plots in the affordable housing projects. A list of 5% management quota allotment shall be submitted by the promoter to the authority along with affidavit of the concerned allottee that no premium has been paid by them.
13.	The promoter shall incorporate a condition in the allotment letter that buyer of unit shall enroll himself as a member of registered association under this project.
14.	The promoter shall declare details of the floor along with specifications, payment plan and time for handing over of possession of unit after obtaining all required approvals from the competent Authority.
15.	As per section 13, 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

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entering into a written agreement for sale with such person and register the said agreement for sale, under any law for the time being in force.

(I) COMPLIANCES TO BE MADE BY THE PROMOTER

- (i) The promoter shall submit the approval of environmental clearance, service plans and estimates and fire scheme within three months from the date of grant of this registration certificate.
- (ii) The promoter shall submit the bank guarantee in favour of the authority of Rs 25 lakhs each as a guarantee for compliance of submission within stipulated period regarding approved service plans and estimates and approved fire scheme within 15 days from the date of issue of this registration certificate. This bank guarantees shall be forfeited in favour of authority in case the conditions are not fulfilled by the promoter within the stipulated time period. The promoter has submitted security cheques of Rs. 25 lakhs each in lieu of the above- mentioned bank guarantees which shall be replaced by the respective bank guarantees within 15 days.
- (iii) In case of failure to submit the copy of environmental clearance, approved fire scheme and approved service plan and estimates within three months from the date of issuance of registration certificate, the amount collected from the allottees will be refunded with interest at the prescribed rate within one month thereafter and the registration certificate shall be treated as deemed cancelled.
- (v) 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.
- (vi) 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.

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NEERAJ SAUTAM
ASSOCIATE ARCHITECTURAL EXECUTIVE



Dated : 25.05.2022
Place : Gurugram




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

DR. KRISHANA KUMAR KHANDLWAL, IAS (R)
CHAIRMAN
HARYANA REAL ESTATE REGULATORY AUTHORITY
GURUGRAM