

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

No.F.1(178)PR/RERA/10/2023/4173

Dated: 22/12/2023

FORM 'C'
[See rule 5(1)]

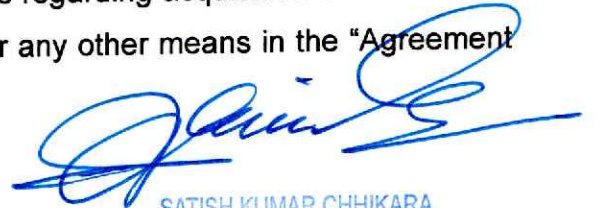
REGISTRATION CERTIFICATE OF PROJECT

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 DLRERA2023P0019.

Project: MIGSUN Rohini Central (hereinafter referred to as "Project")

Location: SU Plot Community Center, Sector 22, Rohini, Delhi-110085.

1. This registration is granted subject to the following conditions namely:-
- M/s Camarederie Properties Private Limited, the existing shareholder, M/s Mahaluxmi Buildtech Ltd., the investor and M/s Yogiraj Promoters Pvt. Ltd., the company shall be the promoters of the project in terms of Security Holder's Agreement dated 23/02/2023 (hereinafter called as "Promoters").**
 - The Promoters shall not deviate from the layout and sanctioned building plans without the prior approval of the Authority;
 - 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 unit or building, as the case may be, or the common areas as per section 17 of RE(RD) Act, 2016;
 - The Promoters 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"



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Secretary
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- v) The Promoters shall disclose all liabilities and encumbrances on the land for the project as per the 'Agreement for Sale'
- vi) 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;
- vii) The Promoters 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 Promoters 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 Promoters shall mention details of parking slot(s) attached to each unit in the 'Agreement for Sale';
- x) The Promoters 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 Promoters shall mention details of all common facilities proposed to be developed as part of this project in the 'Agreement for Sale';
- xiii) 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 01/01/2024.
- xiv) The Promoters shall ensure that no clause in allotment letter is in contravention of the provisions of RE (RD), Act, 2016;
- xv) The Promoters shall enter into an 'Agreement for Sale' with each allottee strictly as per the model 'Agreement for Sale' given in Annexure of the



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National Capital Territory of Delhi Real Estate (Regulation and Development) (Agreement for Sale) Rules, 2016.

- xvi) The registration of this project shall be **valid upto 19/10/2028 unless** extended by the Authority in accordance with RE(RD) Act, 2016 and the rules made thereunder;
- xvii) The Promoters shall submit copy of commencement certificate in terms of Section 4(2)(C) of RE (RD) Act, 2016 within 45 days of issue of registration certificate.
- xviii) The Promoters shall comply with all the provisions of the RE(RD) Act, 2016 and the rules and regulations made thereunder;
- xix) The Promoters shall not contravene the provisions of any other law for the time being in force as applicable to the project.
2. 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.



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SECRETARY
Real Estate Regulatory Authority for NCT of Delhi

Dated: 22/12/2023

Place: New Delhi

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