



### CONDITIONS OF REGISTRATION

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

- The promoter shall submit the approved service plan and estimates and copy of approved electrical load availability within 3 months from the date of grant of registration certificate.
- The promoter shall enter into an agreement for sale with the allottees as prescribed in The Haryana Real Estate (Regulation and Development) Rules, 2017;
- 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;
- 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.
- 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 (I) of sub-section (2) of section 4;
- 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;
- The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- 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.

### VALIDITY OF REGISTRATION

The registration of this project shall be valid for the period commencing from 16<sup>th</sup> October, 2020 and ending with 05<sup>th</sup> November, 2022 (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.

### REVOCATION OF REGISTRATION

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 Act and the rules and regulations made thereunder.

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

# HARYANA REAL ESTATE REGULATORY AUTHORITY GURUGRAM

REGISTRATION NO. 36 of 2020

RC/REP/HARERA/GGM/420/152/2020/36	Date: 16.10.2020
UNIQUE NO. GENERATED ONLINE	RERA-GRG-PROJ-347-2020

REGISTRATION CERTIFICATE  
REAL ESTATE PROJECT

## Yash Vihar

This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project under project registration number as mentioned above

### PARTICULARS OF THE NEW PROJECT

S.N.	Particular	Detail
1.	Name of the project	Yash Vihar
2.	Location	Sector-5, Pataudi, Gurugram
3.	Total licensed area of the project	7.7 acres
4.	Area of project for registration	7.7 acres
5.	Nature of the project	DDJAY Plotted Colony
6.	Number of Block	5
7.	Number of Plots	181

### NAME OF THE PROMOTERS

S.N.	Particular	Detail
1.	Promoter 1/License holder	M/s KSD Buildtech Pvt. Ltd.

### PARTICULARS OF THE PROMOTER 1 / DEVELOPER

S.N.	Particular	Detail
1.	Name	M/s KSD Buildtech Pvt. Ltd.
2.	Registered Address	SCO-35, Sector-15, Gurugram, Haryana-122001
3.	Corporate Office Address	SCO-35, Sector-15, Gurugram, Haryana-122001
4.	Local Address	SCO-35, Sector-15, Gurugram, Haryana-122001
5.	CIN	U70100HR2011PTC043811
6.	PAN	AAECK4711F
7.	Status	Active
8.	Mobile No.	9811377199
9.	Landline No.	0124-4253831
10.	Email-Id	Ksd.landtrades@gmail.com
11.	Authorized Signatory	Mr Sachin Dalal

### DETAILS OF THE BANK ACCOUNT

S. N.	Type of bank account	Account No	Name and branch of the bank
1.	Master Account of the Project (100%)	051100000001087	The Nainital Bank Limited, SECTOR-15 PART-2, GURUGRAM
2.	Separate RERA account of the project (70%)	051100000001347	The Nainital Bank Limited, SECTOR-15 PART-2, GURUGRAM
3.	Free account of the promoter of the project (30%)	051100000001981	The Nainital Bank Limited, SECTOR-15 PART-2, GURUGRAM

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

Date: 16.10.2020  
Place: Gurugram



**DR. KRISHNA KUMAR KHANDELWAL, IAS (R)**  
(Dr. K.K. Khandelwal)  
Chairman  
Haryana Real Estate Regulatory Authority  
Gurugram