



CONDITIONS OF REGISTRATION

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

- (i) The promoter shall inform to the revenue department for entry in record of ownership about the project land being licensed and bonded for setting up of group housing colony;
- (ii) The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government;
- (iii) The promoter shall offer to execute and register a conveyance deed in favour of the allottees or the association of the allottees of the unit/ apartment, plot or building as the case may be;
- (iv) 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;
- (v) 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;
- (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 conveyed by the Authority.

VALIDITY OF REGISTRATION

The registration shall be valid for the period commencing from January 2019 and ending with 31st December 2023 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



NO. RC/REP/HARERA/GGM/307/39/2019/ 01

DATE 24-01-2019

REGISTRATION CERTIFICATE REAL ESTATE PROJECT **CHINTELS SERENITY POCKET B PHASE II**

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	Chintels Serenity Pocket B Phase II	
2.	Location	Sector - 109, Gurugram	
3.	Total licensed area of the project	20.169 acres (license no. 50 of 2012- 8.294 acres and 250 of 2007- 11.875 acres)	
4.	Area of project for registration	6.50 acres	
5.	Number of Towers	6	
6.	Type of Project	Residential	
7.	Total FAR of the phase registered	46.538	
8.	Number of Units	324	
9.	Height of Building/No. of Storeys	Towers	No. of storeys Height of the building
		Tower 1	G + 17 57.5 m
		Tower 2	G + 17 57.5 m
		Tower 6	G + 20 66.95 m
		Tower 7	G + 20 66.95 m
		Tower 8	G + 18 60.75 m
		Tower 9	G + 18 60.75 m

NAME OF THE PROMOTERS/		
S.N.	Particular	Detail
1.	Promoter 1/Land Owner (50 of 2012)	Chintels India Ltd
2.	Collaborator (250 of 2007)	Chintels India Ltd

PARTICULARS OF THE PROMOTER S/ DEVELOPER		
S.N.	Particular	Detail
	Name	Chintels India Ltd.
3.	Registered Address	A-11, Kailash Colony, New Delhi-110048
4.	Corporate Office Address	Chintels Corporate Park, Sector-114, Gurugram
5.	Local Address	Chintels Serenity, GH, Sector-109, Gurugram
6.	CIN	U99999DL1985PLC020826
7.	Pan	AAACC0897N
8.	Status	(active)
9.	Mobile No.	9810085481
10.	Landline No.	0124-7161000
11.	Email-Id	yadav@chintel.com
12.	Authorized Signatory	J N Yadav

FINANCIAL DETAILS		
S.N.	Particular	Amount (in crores)
1.	Estimated Cost	₹ 307.15
2.	Amount spent up to date	₹ 61.27
3.	Balance to be spent on the project	₹ 245.88
4.	Cost of infrastructure for the whole project area of 6.50 acres	2.50
5.	No. of units sold	0

This registration certificate is based on the information supplied by the promoter and an authenticated brief of which is annexed herewith.

Dated: 24.01.2019
Place: Gurugram



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