



CONDITIONS OF REGISTRATION

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

- 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.
- 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 4;
- The promoter shall repay the loan as per the Haryana Real Estate Regulatory Authority, Gurugram (Direction to the builders/promoters with regard to opening of Bank accounts as per provisions of RERA) Regulation, 2019 notification no. 79-2019/Ext. dated 10.05.2019.
- 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 22nd June 2021 and ending with 31st January 2025 (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. 27 of 2021

| | |
|-----------------------------------|------------------------|
| RC/REP/HARERA/GGM/459/191/2021/27 | Date: 22.06.2021 |
| UNIQUE NO. GENERATED ONLINE | RERA-GRG-PROJ-710-2020 |

REGISTRATION CERTIFICATE
REAL ESTATE PROJECT

ELEVATE 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 | Elevate Phase II |
| 2. | Location | Village Behrampur, Sector -59, Gurugram, Haryana |
| 3. | License no. and validity | 16 of 2008 dated 31.01.2008 valid upto 30.01.2025 28 of 2008 dated 17.02.2008 valid upto 30.01.2025 44 of 2011 dated 13.05.2011 valid upto 12.05.2024 |
| 4. | Total licensed area of the project | 34.175 Acres |
| 5. | Area of phase for registration | 2.97 Acres |
| 6. | Nature of the project | Group Housing Colony |
| 7. | Total FAR of the phase registered | Residential-38998.98 sq.m. Commercial- 438.185 sq.m. |
| 8. | Number of Towers | Tower D and E and convenient shopping |
| 9. | Number of Units | 248 residential units and 9 commercial shops |

NAME OF THE PROMOTERS

| S.N. | Particular | Detail |
|------|--|--|
| 1. | Promoter 1/License holder | 16 of 2008 -BTVS Buildwell Pvt Ltd and 7 others 28 of 2008- BTVS Buildwell Pvt Ltd and 9 others 44 of 2011- Aspirant Builders Pvt Ltd and 3 others |
| 2. | Promoter 2/Beneficial interest permission holder | M/s Heritage Max Realtech Pvt Ltd |

PARTICULARS OF THE PROMOTER 2 / BENEFICIAL INTEREST PERMISSION HOLDER

| S.N. | Particular | Detail |
|------|--------------------------|--|
| 1. | Name | M/s Heritage Max Realtech Pvt Ltd |
| 3. | Registered Address | K-1 Green Park Main, New Delhi-110016 |
| 4. | Corporate Office Address | 10 th Floor, Tower-D, Global Business Park, M. G. Road, Gurugram-122002 |
| 5. | Local Address | 10 th Floor, Tower-D, Global Business Park, M. G. Road, Gurugram-122002 |
| 6. | CIN | U70200DL2015PTC286008 |
| 7. | PAN | AADCH7172E |
| 8. | Status | Active |
| 9. | Mobile No. | 9810030178 |
| 10. | Landline No. | 0124-2803000 |
| 11. | Email-Id | sanjay.rastogi@conscient.in |
| 12. | Authorized Signatory | Sanjay Rastogi |

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%) | 57500000622122 | HDFC Bank Ltd, Sector 53, Vatika Atrium Branch, Gurgaon |
| 2. | Separate RERA account of the project (70%) | 57500000622441 | HDFC Bank Ltd, Sector 53, Vatika Atrium Branch, Gurgaon |
| 3. | Free account of the promoter of the project (30%) | 57500000622454 | HDFC Bank Ltd, Sector 53, Vatika Atrium Branch, Gurgaon |

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.

Dated: 22.06.2021
Place: Gurugram

(Dr. K.K. Khandelwal)
Chairman

Haryana Real Estate Regulatory Authority
Gurugram
DR. KRISHNA KUMAR KHANDELWAL, IAS (R)
CHAIRMAN