



### CONDITIONS OF REGISTRATION

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

- (i) The promoter shall submit the fire scheme approval within two months from the date of grant of registration certificate.
- (ii) 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.
- (iii) 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;
- (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 hundred 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;
- (vi) 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.
- (vii) 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;
- (viii) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (vii) 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 10<sup>th</sup> September 2021 and ending with 08<sup>th</sup> April 2026 (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

**HARERA**  
GURUGRAM

<b>REGISTRATION NO. 49 of 2021</b>	
<b>RC/REP/HARERA/GGM/481/213/2021/49</b>	<b>Date: 10.09.2021</b>
<b>UNIQUE NO. GENERATED ONLINE</b>	<b>RERA-GRG-PROJ-818-2021</b>

### REGISTRATION CERTIFICATE REAL ESTATE PROJECT

## AIPL AUTOGRAPH

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	AIPL Autograph
2.	Location	Sector- 66, Gurugram
3.	License no. and validity	112 of 2012 dated 27.10.2012 valid up-to 04.06.2022
4.	Total licensed area of the project	6.1375 acres
5.	Area of project for registration	6.1375 acres
6.	Nature of the project	Cyber Park Colony
7.	Total FAR of the project registered	Commercial- 1609.058 Cyber Park- 62467.294
8.	Number of Towers	3 (T1, T2, and T3)
9.	Number of Units	150

### NAME OF THE PROMOTER

S.N.	Particular	Detail
1.	Promoter 1/Transfer of license and change of developer	M/s Advance India Projects Ltd.

### PARTICULARS OF THE PROMOTER 1/ TRANSFER OF LICENSE AND CHANGE OF DEVELOPER

S.N.	Particular	Detail
1.	Name	M/s Advance India Projects Ltd
2.	Registered Address	The Masterpiece, Golf Course Road, sector-54, Gurugram-122002, Haryana
3.	Corporate Office Address	The Masterpiece, Golf Course Road, sector-54, Gurugram-122002, Haryana
4.	Local Address	The Masterpiece, Golf Course Road, sector-54, Gurugram-122002, Haryana
5.	CIN	U45201DL2006PTC147917
6.	PAN	AACCA9859J
7.	Status	Active
8.	Mobile No.	8800563717
9.	Landline No.	0124-6633333
10.	Email-Id	rera-haryana@aipl.com
11.	Authorized Signatory	Mr. Arvind Tiwari

### 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%)	57500000214192	HDFC, Block- A, Vatika Atrium, Sector- 53, Golf Course Road, Gurugram- 122002, Haryana
2.	Separate RERA account of the project (70%)	57500000214203	HDFC, Block- A, Vatika Atrium, Sector- 53, Golf Course Road, Gurugram- 122002, Haryana
3.	Free account of the promoter of the project (30%)	57500000214396	HDFC, Block- A, Vatika Atrium, Sector- 53, Golf Course Road, Gurugram- 122002, Haryana

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:** 10.09.2021  
**Place:** Gurugram

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