

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

NO. F.1 (182)PR/RERA/04/2024/1686

Dated: 21/06/2024

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

PROVISIONAL REGISTRATION CERTIFICATE OF PROJECT

This provisional 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 DLRERA2024P0003.

Project: The Omaxe State

Location: Dwarka Sector 19B, New Delhi-110075.

1. The project will be implemented by the World Street Sports Center Pvt. Ltd. and M/s Omaxe Ltd. as Co-promoters (herein after also referred jointly as Promoters).
2. This provisional registration certificate is granted subject to the following conditions namely: -
 - i) The Promoters shall not deviate from the layout and sanctioned building plans without the prior approval of the Authority;
 - ii) The Promoters shall disclose all liabilities and encumbrances on the land for the project and the projects, in writing to all its allottees;
 - iii) 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;
 - iv) The Promoters shall deposit seventy percent of the amounts realized by them from the allottees in a separate account to be maintained in a scheduled bank to cover the cost of land and construction only as per sub-clause (D) of clause (I) of sub-section (2) of section 4 of the RE(RD) Act, 2016;



- v) The Promoters shall submit a letter showing last date of validity of the Goods for Construction Drawings or Sanctioned Plans issued by the Competent Authority i.e. DDA within 30 days of issue of this Provisional Registration Certificate;
- vi) The Promoters shall submit Commencement Certificate issued by the Competent Authority in terms of section 4(2)(c) of RE(RD) Act, 2016 within 45 days of issue of this Provisional Registration Certificate;
- vii) The Promoters shall submit the Environment Clearance and Pollution Clearance Certificate in respect of subject project issued by the Competent Authorities within 45 days of issue of the Provisional Registration Certificate;
- viii) The Promoters shall post details of all litigations involving them on the website of the project and keep updating the same on quarterly basis;
- ix) The Promoters shall neither seek nor accept more than 10 percent of the cost of unit without entering into and registering the written 'Agreement for Sale' as per section 13 of the RE(RD) Act, 2016;
- x) The Promoters shall not sell any shop, unit or space of size lessor than provided in the sanctioned plan;
- xi) The Promoters shall convey to all allottees, in writing details of
- a) Parking areas and parking slot (s) if attached with unit;
 - b) Number of entrances, lifts and materials used/to be used in the project;
 - c) All common facilities proposed to be developed/developed as part of the project;
- xii) The basement of the project would be used only for the purposes indicated in the sanctioned building plan;
- xiii) The Promoters shall mention in Allotment Letter, the carpet area of the shop or unit or space, area of exclusive balcony, varandah, and area of terrace if any, in square feet and the cost of unit per square feet on carpet area basis;
- xiv) The Promoters shall ensure that no clause in allotment letter is in contravention of the provisions of RE (RD), Act, 2016;

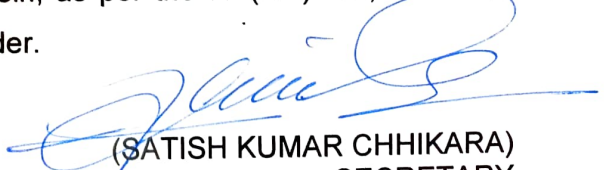


- xv) The Promoters shall not accept any deposit or advance or application fee except as provided in Section 13(1) of the R.E.(RD) Act, 2016 before signing and registering the 'Agreement for Sale';
- xvi) The Promoters shall not make any change in the 'Agreement for Sale' (appended with the National Capital Territory of Delhi Real Estate (Regulation and Development) (Agreement of Sale) Rules, 2016) without the prior permission of the Authority;
- xvii) 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 apartment, plot or building, as the case may be, or the common areas as per section 17 of RE(RD) Act, 2016;
- 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;
- xx) The Promoters shall complete the mandatory facilities as prescribed in their Agreement No. 08/EE/Sports Division-1/DDA/A/2022-23 within 36 months from the appointed date given by DDA.
- xxi) This Provisional Registration Certificate shall be **valid for 45 days i.e. upto 04/08/2024** or as extended by the Authority in accordance with the RE(RD) Act, 2016 and the rules made thereunder;
- xxii) The Promoters shall submit Quarterly Progress Reports as per section 11 of the RE(RD) Act, 2016 detailing the physical and financial progress made on the project till date of acceptance of the Completion Certificate by this Authority. The first QPR shall stand due on 01/07/2024;
3. If the above-mentioned conditions are not fulfilled by the Promoters, the Authority may take necessary action against the Promoters including revoking the provisional registration granted herein, as per the RE(RD) Act, 2016 and the rules and regulations made thereunder.

Dated: 21/06/2024

Place: New Delhi




(SATISH KUMAR CHHIKARA)
SECRETARY

SATISH KUMAR CHHIKARA
Secretary
Real Estate Regulatory Authority
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