

REAL ESTATE REGULATORY AUTHORITY
(For NCT OF DELHI)
2nd Floor, Shivaji Stadium Annexe Building,
Shaheed Bhagat Singh Marg, New Delhi-110001
Website- <https://rera.delhi.gov.in>

F1.(180)/PR/RERA/11/2023/ 4492

Dated: 02.01.2024

In the matter of ---

Promoter-

TARC Projects Ltd.

Project-

TARC Kailasa

AMENDMENT TO REGISTRATION CERTIFICATE NO. DLRERA2023P0017
ISSUED ON 18.12.2023

1. On consideration of the written request dated 23.12.2023 of the Promoter M/s TARC Projects Limited for allowing him to implement the project 'TARC Kailasa' as per revised sanction building plan, the Authority allows the Promoter to implement the project 'TARC Kailasa' as per revised sanction building plan dated 21.12.2023, subject to the following terms and conditions.
 - i. The Promoter shall submit an affidavit to the effect that they have not made any allotment in the subject project till date, within 15 days of issue of this order of amendment.
 - ii. The Promoter shall obtain and submit the necessary Environment and Pollution clearances within 45 days of issues of this order of amendment.
 - iii. The Promoter shall submit a copy of Commencement Certificate issued by the Competent Authority in terms of Section 4(2)(c) of the RE(RD) Act, 2016 within 45 days of issues of this order of amendment.
 - iv. All other terms and conditions of Registration Certificate shall remain same.
2. This order of amendment shall form integral part of RC No. DLRERA2023P0017 dated 18.12.2023.

To,
M/s Tarc Projects Limited,
67, Najafgarh Road,
New Delhi-110015.


(SATISH KUMAR CHHIKARA)
SECRETARY

SATISH KUMAR CHHIKARA
Secretary
Real Estate Regulatory Authority
NCT of Delhi
2nd Floor, Shivaji Stadium Annexe,
Shaheed Bhagat Singh Marg, Delhi-1

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

No.F.1(180)PR/RERA/11/2023/4108

Dated: 18/12/2023

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

REGISTRATION CERTIFICATE OF PROJECT

This 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 **DLRERA2023P0017**.

Project: TARC Kailasa (hereinafter referred to as "Project") as per Building Plan Sanction No.10096321 dated 09/10/2023 (27 Storeys) and the Ministry of Environment and Forest and Climate Change Sanction No.SEIAA-D/C-428/EC-381/2023 dated 02/08/2023.

Location: 67, Najafgarh Road, New Delhi-110015.

1. The project will be implemented by M/s TARC Projects Limited, 67, Najafgarh Road, New Delhi-110015(hereinafter called as "Promoter").
2. This registration is granted subject to the following conditions namely:-
 - i. The Promoter shall edit the project details in his application according to Building Plan Sanction No.10096321 dated 09/10/2023 (27 Storeys) and the Ministry of Environment and Forest and Climate Change Sanction No.SEIAA-D/C-428/EC-381/2023 dated 02/08/2023 within 15 days of issuance of Registration Certificate.
 - ii. The Promoter shall edit his application to the effect that the project is not part of "Land Pooling" within 15 days of issuance of this Registration Certificate.
 - iii. The Promoter shall not deviate from the layout and sanctioned building plans without the prior approval of the Authority;
 - iv. The Promoter shall execute a registered conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the unit or

Reo
Rajesh Kumar
Dy. Secretary
Real Estate Regulatory Authority
For NCT of Delhi
2nd Floor, Shivaji Stadium Annexe
Shaheed Bhagt Singh Marg
New Delhi-110001

- building, as the case may be, or the common areas as per section 17 of RE(RD) Act, 2016;
- v. The Promoter shall mention all details regarding acquisition of land for the project by way of lease or purchase or any other means in the "Agreement for Sale".
 - vi. The promoter shall inform all allottees about the mortgage of various assets of its parent company M/s TARC Ltd. Including the land & building of present project with Debenture Trustee i.e. M/s Catalyst Trusteeship Ltd. For availing the funding through issuance of non-convertible Debentures (NCDs) for an amount of Rs.1330 crore taken on April 29, 2022 from 'India Opportunities Fund SSA Scheme 1' acting through Investment Manager-Bain Capital Advisors (India)Pvt. Ltd. And issue of further NCDs for Rs. 191 crore on October 5, 2023 to the same subscriber.
 - vii. The Promoter shall submit an affidavit to the Authority to the effect that there is no other encumbrance over the project land or the project except the one detailed in sub-para (vi) above within 15 days of issue of this Registration Certificate.
 - viii. The Promoter shall not create any new liability or encumbrance on the land for the project or the project without prior approval of the Authority;
 - ix. The Promoter shall inform the complete contents of letter no. DJB/EE(M) 25/2023-24/631 dated 23.8.2023 of Delhi Jal Board to all allottees.
 - x. The Promoter shall give information as mentioned in sub-paras (vi) and (ix) above to all the applicants/allottees in writing at the time of application, allotment and shall form part of 'Agreement for Sale'.
 - xi. The Promoter shall deposit seventy percent of the amounts realized by the promoter from the allottees in a separate account to be maintained in a scheduled 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 of the RE(RD) Act, 2016;
 - xii. The Promoter shall neither seek nor accept more than 10 percent of the cost of unit without entering into and registering written 'Agreement for Sale' as per section 13 of the RE(RD) Act, 2016;
 - xiii. The Promoter shall mention details of parking slot(s) attached to each unit in the 'Agreement for Sale';

200

- xiv. The Promoter shall mention the numbers of entrances, lifts and materials to be used in the 'Agreement for Sale';
- xv. The basement of the project would be used only for the purposes indicated in the sanctioned building plan;
- xvi. The Promoter shall mention details of all common facilities proposed to be developed as part of this project in the 'Agreement for Sale';
- xvii. The Promoter shall submit Quarterly Progress Reports as per Section 11 of RE(RD) Act, 2016 detailing the physical and financial progress made on the project till issue of Completion Certificate. The first QPR shall stand due on 01/01/2024.
- xviii. The Promoter shall ensure that no clause in allotment letter is in contravention of the provisions of RE (RD), Act, 2016;
- xix. The Promoter shall enter into an 'Agreement for Sale' with each allottee strictly as per the model 'Agreement for Sale' given in Annexure of the National Capital Territory of Delhi Real Estate (Regulation and Development) (Agreement for Sale) Rules, 2016.
- xx. The registration of this project shall be **valid upto 08/10/2028 unless** extended by the Authority in accordance with RE(RD) Act, 2016 and the rules made thereunder;
- xxi. The Promoter shall comply with all the provisions of the RE(RD) Act, 2016 and the rules and regulations made thereunder;
- xxii. The Promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- xxiii. 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 RE(RD) Act, 2016 and the rules and regulations made thereunder.

Dated: 18/12/2023

Place: New Delhi


(RAKESH KUMAR)
DEPUTY SECRETARY

Rakesh Kumar
Dy. Secretary
Real Estate Regulatory Authority
For NCT of Delhi
2nd Floor, Shivaji Stadium Annexe
Shaheed Bhagt Singh Marg
New Delhi-110001