



FORM 'REP-III' [See rule 5 (1)]  
**HARYANA REAL ESTATE  
 REGULATORY AUTHORITY  
 GURUGRAM**



NO. RC/REP/HARERA/GGM/313/45/2019	07
DATE	18-02-2019

**REGISTRATION CERTIFICATE  
 REAL ESTATE PROJECT**

**CROSSWALK**

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	Crosswalk
2.	Location	Sector-93, Village Wazirpur, Gurugram, Haryana
3.	Total licensed area of the project	128.594 Acres of License No. 44/2010 issued to M/s Ramprastha Estate Pvt. Ltd. valid till 08.06.2016
4.	Area of project for registration	2 Acres
5.	Type of Project	Commercial Colony
6.	Total FAR of the phase registered	12,120 Sq. Mtrs.
7.	Number of Towers	1
8.	Number of Units	500
9.	Height of Building/No. of Storeys	G+6 (39.70 mtrs)

NAME OF THE PROMOTERS		
S.N.	Particular	Detail
1.	Promoter 1/License holder	M/s Ramprastha Estate Pvt. Ltd.
2.	Promoter 2/Developer	M/s JMS Buildtech Pvt. Ltd.

PARTICULARS OF THE PROMOTER / DEVELOPER		
S.N.	Particular	Detail
1.	Name	M/s JMS Buildtech Pvt. Ltd.
2.	Registered Address	3 <sup>rd</sup> Floor, plot No. 10, sector-44, Gurugram
3.	Corporate Office Address	3 <sup>rd</sup> Floor, plot No. 10, sector-44, Gurugram
4.	Local Address	3 <sup>rd</sup> Floor, plot No. 10, sector-44, Gurugram
5.	CIN	U70109HR2013PTC048244
6.	PAN	AADCJ00305P
7.	Status	Active
8.	Mobile No.	+91-9958000777
9.	Landline No.	0124-4215132
10.	Email-Id	pushpender@jmsbuildtech.com
11.	Authorized Signatory	Mr. Pushpender Singh

FINANCIAL DETAILS		
S.N.	Particular	Amount (in crores)
1.	Estimated Cost	₹ 131.65
2.	Amount spent up to date	₹ 75.76
3.	Balance to be spent on the project	₹ 55.89
4.	Cost of infrastructure	₹ 7.40
5.	Remaining expenditure on infrastructure	₹ 7.40
6.	No. of units sold	484

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



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

**Dated:** 18.02.2019  
**Place:** Gurugram

**CONDITIONS OF REGISTRATION**

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

- The promoter shall submit approved fire scheme and service plans within 30 days from grant of this registration certificate;
- In case the license holder (Ramprastha Estates Pvt. Ltd.) defaults in laying out of services, the promoter will provide services necessary for treating the registered project as a stand-alone project;
- 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 commercial colony;
- The promoter shall enter into an agreement for sale with the allottees as prescribed by the Government;
- The promoter shall offer to execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the unit/apartment, plot or building as the case may be;
- 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 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 (2) of section 4;
- The promoter will not raise any loan against the project without prior approval of the Authority.
- 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 conveyed by the Authority.

**VALIDITY OF REGISTRATION**

The registration shall be valid for the period commencing from 18<sup>th</sup> February, 2019 and ending with 31<sup>st</sup> December, 2021 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.