

**REAL ESTATE REGULATORY AUTHORITY  
NCT of Delhi  
2<sup>nd</sup> Floor, Shivaji Stadium Annexe Building,  
Shaheed Bhagat Singh Marg, New Delhi-110001**

No.F.1(163)PR/RERA/2023/3600

Dated: 13/11/2023

**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 **DLRERA2023P0015**.

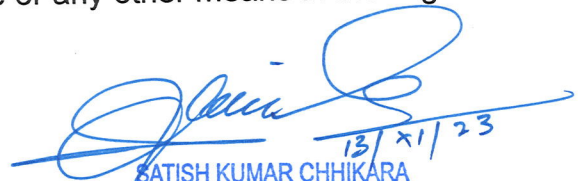
**Project: City Heights Centre (hereinafter referred to as "Project")**

**Location: Plot No.23, Mangalam Place, District Centre, Sector 3, Rohini, Delhi-110085.**

1. The project will be implemented by M/s Unity Buildwell Ltd., G-3, Ground Floor, Aggarwal Corporate Tower, 23, District Centre, Rajendra Place, New Delhi-110008. (hereinafter called as "Promoter").

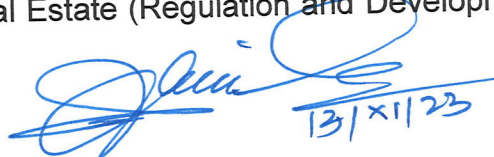
2. This registration is granted subject to the following conditions namely:-

- i) The Promoter shall not deviate from the layout and sanctioned building plans without the prior approval of the Authority;
- ii) 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 building, as the case may be, or the common areas as per section 17 of RE(RD) Act, 2016;
- iii) 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"

  
13/11/23

**SATISH KUMAR CHHIKARA**  
Secretary  
Real Estate Regulatory Authority  
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- iv) The Promoter shall disclose all liabilities and encumbrances on the land for the project as per the 'Agreement for Sale'
- v) 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;
- vi) 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;
- vii) 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;
- viii) The Promoter shall mention details of parking slot(s) attached to each unit in the 'Agreement for Sale';
- ix) The Promoter shall mention the numbers of entrances, lifts and materials to be used in the 'Agreement for Sale';
- x) The basement of the project would be used only for the purposes indicated in the sanctioned building plan;
- xi) The Promoter shall mention details of all common facilities proposed to be developed as part of this project in the 'Agreement for Sale';
- xii) 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.
- xiii) The Promoter shall ensure that no clause in allotment letter is in contravention of the provisions of RE (RD), Act, 2016;
- xiv) 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.



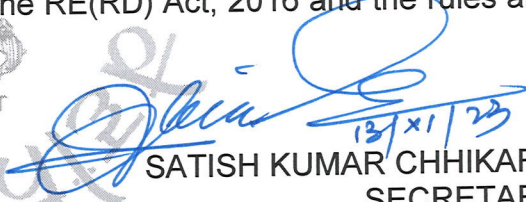
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- xv) The Promoter shall submit copy of Commencement Certificate in terms of Section 4 (2) ( c ) of RE (RD) Act, 2016 within 45 days of issue of the Registration Certificate;
  - xvi) The Promoter shall submit the Clearance Certificate from DPCC within 45 days of the issue of the Registration Certificate;
  - xvii) The registration of this project shall be **valid upto 31/12/2027 unless** extended by the Authority in accordance with RE(RD) Act, 2016 and the rules made thereunder;
  - xviii) The Promoter shall comply with all the provisions of the RE(RD) Act, 2016 and the rules and regulations made thereunder;
  - xix) The Promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
3. 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.

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SATISH KUMAR CHHIKARA  
SECRETARY  
Real Estate Regulatory Authority for NCT of Delhi

**Dated:** 13/11/2023

**Place:** New Delhi

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Secretary  
Real Estate Regulatory Authority  
NCT of Delhi  
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