

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

No.F.1(181)PR/RERA/12/2023 /5593

Dated:07.03.2024

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

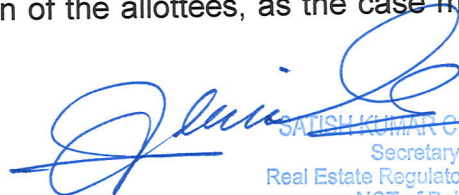
**REGISTRATION CERTIFICATE OF PROJECT**

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 **DLRERA2024P0001**.

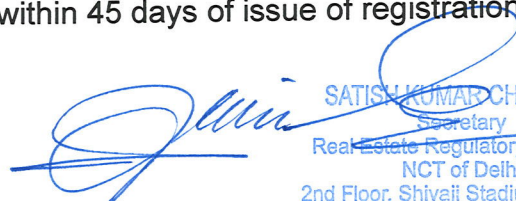
**Project: Noble Ayra II (hereinafter referred to as 'Project')**

**Location: Plot No. Pkt.- 1B, Block- B, Pocket 2, Rohini, Delhi-110085**

1. **The project will be implemented by CRA Developers LLP** having its registered office at B-26, Aravali Kunj Apartment, Sector 13, Rohini, Delhi - 110085(hereinafter called as "Promoter")
2. This registration is granted subject to the following conditions namely: -
  - i) The Promoter shall enter into an 'Agreement for Sale' with the allottees as per the model 'Agreement for Sale' given in Annexure of the National Capital Territory of Delhi Real Estate (Regulation and Development) (Agreement for sales) Rules, 2016. For any deviation from the prescribed text, the Promoter shall take prior permission of the Authority;
  - ii) The Promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the

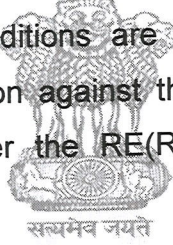
  
**SATISH KUMAR CHHIKARA**  
Secretary  
Real Estate Regulatory Authority  
NCT of Delhi  
2nd Floor, Shivaji Stadium Annexe,  
Shaheed Bhagat Singh Marg, Delhi-1

- flat, apartment, plot, shop 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 agreement or sale or GPA or any other means in the Agreement for Sale;
- iv) The Promoter shall disclose all liabilities and encumbrances on the land for the project or project in the 'Agreement for Sale';
- v) 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 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 of the RE(RD) Act, 2016;
- vi) The Promoter shall neither seek nor accept more than 10 percent of the cost of unit or flat or apartment or shop or space without entering into and registering written 'Agreement for Sale' as per section 13 of the RE(RD) Act, 2016;
- vii) The Promoter shall mention details of parking slot(s) attached to each unit or shop or space in the 'Agreement for Sale';
- viii) The Promoter shall mention the numbers of entrances, lifts and materials to be used in the 'Agreement for Sale';
- ix) The basement of the project would be used only for the purposes indicated in the sanctioned building plan;
- x) The Promoter shall mention details of all common facilities proposed to be developed as part of the project in the 'Agreement for Sale';
- xi) The registration shall be **valid upto 05.11.2028** unless extended by the Authority in accordance with RE(RD) Act, 2016 and the rules made thereunder;
- xii) The Promoter shall comply with all the provisions of the RE(RD) Act, 2016 and the rules and regulations made thereunder;
- xiii) The Promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project;
- xiv) The promoter shall submit a copy of sanctioned building plan marking each unit with a number, within 45 days of issue of registration certificate;

  
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- xv) The promoter shall submit a copy of sanctioned building plan marking each open and covered parking site with a number within 45 days of issue of registration certificate;
- xvi) The promoter shall submit size of each close parking space within 45 days of issue of registration certificate;
- xvii) The promoter shall submit 'No Objection Certificate' issued from Delhi Pollution Control Board within 45 days of issue of registration certificate;
- xviii) The promoter shall submit an affidavit to the effect that they have not created any encumbrances on land for the project or project by availing any loan or issuing any financial instrument or submit details of loans obtained or financial instruments issued creating incumbrances on the land for the project or project within 45 days of issue of registration certificate;
- xix) And all other standard terms and conditions.

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.



  
SATISH KUMAR CHHIKARA

SECRETARY

REAL ESTATE REGULATORY AUTHORITY FOR NCT OF DELHI

SATISH KUMAR CHHIKARA  
Secretary  
Real Estate Regulatory Authority  
NCT of Delhi  
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**Dated: 07.03.2024**

**Place: New Delhi**