

FORM-C
[Rule-5(1)]

Sr. No.: 0152



Real Estate Regulatory Authority
Government of Himachal Pradesh

Project Registration Certificate

Regd. No.:
RERAHPKAP11200093

Date of Issue: 18/02/2021
Valid Upto : 17/02/2028

This registration certificate is granted under section 5 of the Real Estate (Regulation and Development) Act, 2016 to:-

- BIRMALA PROJECTS PRIVATE LIMITED** having its registered office Plot No. - 162A, Third Floor, Palam Extension, Sector 7, Dwarka, South West Delhi, India, 110045, Town Dwarka, Tehsil Dwarka, District South West Delhi, State Delhi for developing land as Group Housing Project at Village / Town Sarah, Jatehar, Tehsil Dharamshala, District Kangra, State Himachal Pradesh.
- Name and Type of the Project: **Birmala (Group Housing)**.
- Project License No. Issued by Competent Authority: **HIM/TP/PP/P. Reg./Case No. 1212/2019** . Validity of License: From **12/02/2021** To **11/02/2028**.
- This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees as prescribed by the State Government (Please download from HP RERA website);
 - 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 apartment, plot or building, as the case may be or the common areas as per section 17 of Real Estate (Regulation and Development) Act, 2016;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter 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 (1) of sub-section (2) of section (4) of the Real Estate (Regulation and Development) Act, 2016;
 - The registration shall be valid for a period of **7.0** years commencing from **18/02/2021** and ending with **17/02/2028** unless extended by the Authority in accordance with the Act and the rules made thereunder;
 - The promoter shall comply with the provisions of the Act and the rules and regulations made thereunder; and
 - The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the Real Estate (Regulation and Development) Act, 2016.
- 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.

Place: Shimla

(Dr. Shrikant Baldi, Chairperson)
Real Estate Regulatory Authority, H.P.
Real Estate Regulatory Authority
Govt. of Himachal Pradesh