

**Uttarakhand Real Estate Regulatory Authority,**  
**5<sup>th</sup> Floor, Rajeev Gandhi Complex, Dispensary Road,**  
**Dehradun, Uttarakhand**

Letter No. 2074..

Dated:- 14-10-2024

**EXTENSION OF REGISTRATION UNDER SECTION 6 AND PERMISSION REGARDING  
REGISTRATION OF THE PROJECT TO REMAIN IN FORCE UNDER SECTION 7(3), READ  
WITH SECTION 37, OF THE REAL ESTATE (REGULATION & DEVELOPMENT) ACT, 2016**

Extention of registration is granted under section 6 and permission regarding registration of the project to remain in force is granted under Section 7(3), read with Section 37, of the Real Estate (Regulation & Development) Act, 2016 to the following project:

1- "WHITE HOUSE- II" (M/S D. BALI INFRASTRUCTURES & DEVELOPERS LTD.) registered with the Authority till 15-04-2023 vide project registration certificate bearing No. UKREP06180000271, having its registered office at KHASRA NO. 151 MIN, APNA GHAR, VILLAGE GANGAPUR GUSAIN, KUNDRESHWARI ROAD, KASHIPUR, UDHAM SINGH NAGAR.

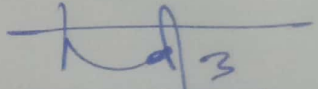
Project address KHASRA NO. 131 MIN, VILLAGE- LUXMIPUR LACHHI & EWS KHASRA NO. 341 MIN, VILLAGE- KHARMASI, TEHSIL KASHIPUR, DISTRICT- UDHAM SINGH NAGAR, UTTARAKHAND

2- This extention of registration is granted under section 6 from 16.04.2023 to 15.04.2024 and permission regarding registration of the project to remain in force is granted from 16.04.2024 to 15.06.2025 (date of validity of map approved by Competent Authority) subject to the following conditions, namely:-

- (i) The promoter shall comply with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Uttarakhand Real Estate (Regulation and Development) (General) Rules, 2017 and Regulations made thereunder.
- (ii) The promoter shall not contravene the provisions of any other law for the time being in force as applicable to the project.
- (iii) The promoter shall deposit 70% of the amount realised for the real estate project from the allottees, in a separate account to cover the cost of construction and land cost and shall be used only for that purpose.

The Account Number & Branch name of the bank alongwith IFSC code shall furnished to the Authority **within 15 days.**

- (iv) The promoter shall submit a certificate within 01 month from the banks regarding loan sanction, loan disbursement, payment & the balance outstanding, if any, against this project as well as the current status of loan account.
- (v) The permission regarding registration of this project to remain in force is without prejudice to the rights of allottees as per Section 18(1) of the Act regarding delay possession charges from the due date of possession to the actual handing over of possession or withdrawal from the project at his option and obligations arising on such eventuality.
- (vi) The promoter shall execute the work as per the PERT Chart submitted by him to the Authority & shall submit a comparative statement of proposed work as per PERT chart & actual work completed on quarterly basis alongwith the QPR.
- (vii) The promoter shall submit Quarterly Progress Reports (QPRs) to the Authority as per timelines fixed by the Authority without fail as mandated under section 11(1) of RERA Act (Copy of Notice to all Promoters enclosed).

  
(Rabindra Pathak)  
Chairperson  
Uttarakhand Real Estate  
Authority

- (viii) The 'Agreement for Sale' to be executed henceforth between the promoter and the allottees in respect of any unit shall be in the form as per **Annexure** of Uttarakhand Real Estate (Regulation & Development) (Agreement for Sale) Rules, 2022, notified by State Government on 02.09.2022 (**copy attached**).
- (ix) The decision of the Authority, its order and directions issued from time, to time both directly relating to the project or otherwise general instructions, shall be followed by the promoter.
- (x) The promoter shall comply with the requirement of section 4(2)(1)(D) and get the account(s) of the projects audited within six months after the end of every financial year by a Chartered Accountant in practice, and shall produce a statement of account duly certified and signed by such Chartered accountant, and it shall be verified during the audit that the amount collected for the project have been utilized for the project & the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

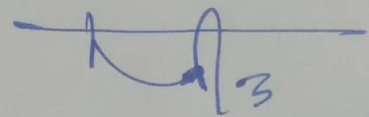
The Promoter shall comply with the requirement of Regulation 16(d) of Uttarakhand Real Estate Regulatory Authority (General) Regulations, 2021 and submit a Certificate-cum-Annual Report of Statement of accounts of the project in the format as at **Annexure 10 (copy enclosed)**.

- (xi) The permission regarding registration of project to remain in force will not have any adverse effect upon the interests of the existing allottees who have been allotted the flats in this project before 14.10.2024 and the date of possession of the units given to them will remain the same as mentioned in their agreements entered with them /allotment letters issued by the promoter.
- (xii) The decision of the Authority to permit the registration of the project to remain in force is without prejudice to the right of the Authority to initiate penal proceedings for violations of the provisions of the Act and Rules and regulations made thereunder by way of any omissions or commissions either prior to or post this permission.
- (xiii) The promoter shall submit the Occupancy Certificate (OC) & Completion Certificate (CC) of the project to this Authority in time as issued by District Level Development Authority, Udham Singh Nagar.
- (xiv) The promoter shall continue to be bound by the terms & conditions of the Registration Certificate and the additional conditions imposed by this order, & as contained in the Certificate.
- (xv) If the above mentioned terms & conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including withdrawing/ cancelling permission granted regarding registration of project to remain in force and may revoke registration as per provisions of Section 7 of the Act.

**Enclosures.- As above**

Dated: 14<sup>th</sup> October, 2024

Place: Dehradun



(Rabindra Panwar)  
Chairperson  
Uttarakhand Real Estate Regulatory  
Authority, Dehradun

14.10.24  
(Rabindra Panwar)  
Chairperson  
Uttarakhand Real Estate  
Regulatory Authority