

**HARYANA REAL ESTATE REGULATORY AUTHORITY,
HUDA COMPLEX, SECTOR- 6, PANCHKULA-134109**

**FORM 'REP-III'
[See rule 5(1)]**

**REGISTRATION CERTIFICATE OF PROJECT
(Regd. No. 172 of 2017 dated 29.08.2017)**

To

Sharad Farms & Holdings Pvt. Ltd.
LGF-10, Vasant Square Mall, Plot-A,
Sector-B, Pocket V, Community Center,
Vasant Kunj, New Delhi 110070

Memo No. HRERA-429/2017/

832

Dated 29.08.2017

Subject: Registration of Real Estate Project Area 130.447 Acres Residential Plotted Colony situated in Sector-34(P), 35 & 36, Rohtak, Haryana by Sharad Farms & Holdings Pvt. Ltd. under RERA Act, 2016 and HRERA Rules, 2017

Ref: Your application dated 31.07.2017

Your request for registration of Affordable Plotted Colony for 130.447 Acres situated in Sector-34(P), 35 & 36, Rohtak, Haryana with regard to License no. 1134 to 1166 of 2006 dated 22.09.2006, License no. 187 of 2008 dated 08.11.2008, License no. 17 of 2009 dated 31.05.2009, License no. 4 of 2014 dated 21.01.2014 and License no. 2 of 2015 dated 19.06.2015 issued by the Director, Town and Country Planning Department, Haryana, has been examined vis-a-vis the provisions of the Real Estate (Regulation and Development) Act, 2016 and HRERA Rules, 2017 and accordingly a registration certificate is herewith issued with following terms and conditions:-

- (i) The Promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- (ii) The Promoter shall deposit seventy percent of the amount to be realized from the allottees by the Promoter in a separate account to be maintained in a schedule bank to meet exclusively the cost of land and construction purpose as per provision of Section 4 (2) (L) (D);
- (iii) The registration shall be valid for a period commencing from 29.08.2017 to 18.06.2020;
- (iv) The Promoter shall enter into an agreement for sale with the allottees as prescribed in the Act and Rules made thereunder;

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- (v) The Promoter shall offer to execute and register a conveyance deed in favour of the allottees or the association of the allottees, as the case may be, of the apartment, plot or building as the case may be, or on the common areas as per provision of section 17 of the Act;
 - (vi) The Promoter shall take all the pending approvals from various competent authorities on time
 - (vii) The Promoter shall pay all outstanding payment i.e. land cost, construction cost, ground rent, municipal or other local taxes, charges for water or electricity, maintenance charges, including mortgage loan and interest on mortgages or other encumbrances and such other liabilities payable to competent authorities, bank and financial institutions which are related to the project until he transfers the physical possession of the real estate project to the allottees or the associations of allottees, as the case may be;
 - (viii) The Promoter shall be responsible for providing and maintaining the essential services, on reasonable charges, till the taking over of the maintenance of the project by the Municipal Corporation, Rohtak or any other local authority/Association of the Allottees, as the case may be;
 - (ix) The Promoter shall not accept a sum more than ten percent of the cost of the apartment, plot or building as the case may be, as an advance payment or an application fee, from a person without first entering into a written agreement for sale with such person and register the said agreement for sale, under any law for the time being in force;
 - (x) The Promoter shall adhere all the terms and conditions of this registration and license, sanctioned plans and other permissions issued by Competent Authorities. In case any deficiency in fee is found at later stage and the same shall be recoverable from the promoter/owner accordingly.
 - (xi) The Promoter shall, upon receiving his Login Id and password under clause(a) of sub-section (1) or under sub-section (2) of section 5, as the case may be, create his web page on the website of the Authority and enter all details of the proposed project as provided under sub-section (2) of section 4, including the followings:-
 - a) details of the registration granted by the authority;
 - b) quarterly up-to-date list of number and type of apartments for plots, as the case may be, booked;
 - c) quarterly up-to-date the list of number of garages/covered parking lot booked;
 - d) quarterly up-to-date the list of approvals taken and the approvals which are pending subsequent to commencement certificate;

e) quarterly up-to-date status of the project; and

f) such other information and documents as may be specified by the regulations made by the authority.

(xii) The Promoter shall be responsible to make available to the allottees, the following information at the time of the booking and issue of allotment letter:-

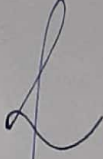
a) sanctioned plans, layout, along with specifications, approved by the competent authority, by display at the site or such other place as may be specified by the regulations made by the Authority;

b) the stage wise time schedule of completion of the project, including the provisions for civic infrastructure like water, sanitation and electricity.

(xiii) The registration is subject to following conditions:-

a) the promoter shall submit the detail of development work plan as provided in Rule 14(1) (a) (b) (c) VII of the Rules of HRERA within one month time.

b) the promoter shall submit the estimates of cost of Project within one month time.


Executive Director
HARYANA REAL ESTATE REGULATORY AUTHORITY



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

CORRIGENDUM

Registration Certificate No. 172 of 2017 dated 29.08.2017


Project: "Residential Plotted Colony" on land measuring 130.447 acres situated in Sector 34(p), 35 & 36 Rohtak

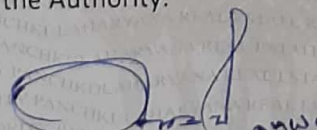
Promoters: 1. M/s Sharad Farms & Holdings Private Limited, LGF-10, Vasant Square Mall Plot-A, Sector B, Pocket-V, Community Centre, Vasant Kunj, New Delhi-110070 CIN No. U74899DL1989PTC054735

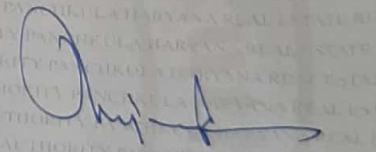
The Haryana Real Estate Regulatory Authority Panchkula in its meeting held on 15.07.2019, vide Item No. 60.14 have decided to issue a corrigendum in respect of Registration Certificate No. 172 of 2017 dated 29.08.2017 -a Residential Plotted Colony on land measuring 130.447 acres situated in Sector 34(p), 35 & 36 Rohtak to the effect that the number of plots in the said project shall be read as '3035' instead of '2854'.

Rest of the terms and conditions of the said certificate shall remain unchanged.

This Corrigendum shall be a part and parcel of the Registration Certificate No. 172 of 2017 dated 29.0.2017 issued by the Authority.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman