



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Sai Residency" an Affordable residential Plotted Colony on land measuring 6.363 acres in Village Uchana, Sector-45, Karnal vide

Registration No. HRERA-PKL-KRL-291-2022

Dated:11.02.2022

1. The promoter of the project is RCNP Builders and Developers Pvt Ltd., having its registered office at 180 C Model Town Karnal, Haryana 132001. Promoter is a Private Limited Company registered with Registrar of Companies, Central Registration Centre with Corporate Identity Number- CIN: U70200HR2020PTC091543 having PAN No. AAKCR6624A



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2. The information submitted by the promoter about the project may be viewed in the PDF uploaded along with this certificate on the web portal of the Authority www.haryanarera.gov.in.

3. This Registration is being granted subject to the following conditions:

i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.

ii) strictly abide by the declaration made in form REP-II.

iii) apart from the price of the plots, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.

iv) the Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to the plots sold/booked and expenditure made in the project.



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- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) the said project shall be completed by 30th September, 2026.

Special Condition

- a) The promoter shall submit a copy of Demarcation Plan, Zoning Plan and Service Plans to the Authority immediately after its approval by Town & Country Planning Department.
- b) The promoter shall submit a copy of building plans approved in respect of commercial pocket measuring 1030 Sq.mtrs to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit in the commercial pocket.


Dilbag Singh Sihag
Member


Rajan Gupta
Chairman