



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of a Residential Plotted Colony namely "Mapsko Garden Estate" to be developed over additional land measuring 6.787 acres (forming part of a larger colony measuring 138.749 acres) falling in the revenue estate of village Ahmadpur & Rathdhan, Sector-26 & 27, Sonipat vide

Registration No. HRERA-PKL-SNP-343-2022

Dated: 05.09.2022

1. The promoter of the project is Mapsko Builders Private Limited, having its registered office at 52, North Avenue Road, Punjabi Bagh, New Delhi-110026. The promoter is a Private Limited Company registered with Registrar of Companies, NCT of Delhi and Haryana with Corporate Identity Number-CIN: U45203DL2003PTC118590 having PAN No. AADCM5296L.

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2. 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 plot, 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 plots sold/booked and expenditure made in the project.
- 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.



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- 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) submit a copy of license after getting it renewed from time to time till the completion of the project i.e. 31st July, 2027.

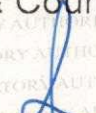
Special Condition

- a. The number of plots falling into the share of land owners which cannot be put up for sale by the promoters are shown in the annexed layout plan:-

Sr. No.	Number of Plots	Area of each plot	Total area
1	Type-F (3 number of plots)	285.309 sq. mtrs	855.927 Sq. mtrs.

Landowner can sell their plots to any third party only after possession of the plots is handed over to them after receipt of completion certificate in respect of the project.

- b. 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.


Dilbag Singh Sihag
Member


Rajan Gupta
Chairman