



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 an Affordable Residential Plotted Colony under DDJAY-2016 namely "Prabhakar New Town" to be developed on land measuring 7.868 acres falling in the revenue estate of Village Tohana, Sector-13, Tohana, Fatehabad being developed by New Prabhakar Developers Pvt Ltd. vide

Registration No. HRERA-PKL-FTB-345-2022

Dated: 06.09.2022

1. The Promoter of the project is New Prabhakar Developers Pvt Ltd., having its registered office at Shop No. 1, Ground Floor, Jivika Complex, Medical Enclave Tohana, Fatehabad, Haryana-125120. The Promoter is a Private Limited Company registered with Registrar of Companies, Central Registration Centre with Corporate Identity Number-CIN: U70200HR2020PTC088000 having PAN No. AAHCN0619A.

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

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

- 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) 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) submit a copy of the brochure and each advertisement(s) 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) 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.

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ix) complete the project by 30th September, 2026.

Special Conditions:

- (i) The promoter shall submit a copy of Demarcation Plan, zoning plan and service plans to the Authority immediately after their approval by Town & Country Planning Department.
- (ii) That promoter shall get the building plans approved in respect of commercial pocket measuring 0.3147 acres and submit the same to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the said commercial pocket.


Dilbag Singh Sihag
Member


Rajan Gupta
Chairman