



# 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 Plotted Colony under DDJAY namely "A-One Homes" to be developed on land measuring 7.418 acres falling in the revenue estate of Village Kheri Sadh, Sector-27-A, Rohtak vide,

**Registration No. HRERA-PKL-ROH-334-2022**

**Dated: 13.09.2022**

2. Promoter of the project is M2M Buildtech Private Limited, having its registered office at 39-G, Pocket A-1, Mayur Vihar, Phase-III, New Delhi, 110096. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana, with CIN. U70109DL2012PTC242480 having PAN No AAICM1721F.



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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](http://www.haryanarera.gov.in).

3. This Registration is being granted subject to 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) 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.



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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 14.07.2027.

### Special Conditions

- i) The following plots which have been allotted to the Land Owners shall not be put up for sale by promoter:

S. No	Name of Land Owner	Developed area to be allocated as per Agreement (in sq. yds.)	Plot nos. allotted as shown on Approved Zoning Plan	Total Area Allotted (in sq. yds)
1.	Veena Wadhwa (Land: 8K-0M)	250	9 & 115	353.84
2.	Monika (Land: 8K-0M)	250	8 & 116	353.84
3.	Shalu Malhotra (Land: 11K-7M)	250	7 & 114	353.84
4.	Isha Rani (Land: 8K-0M)	250	6 & 113	353.84
5.	Rani Sharma (Land: 16K-0M)	250	30 & 31	348.12
6.	Mamta Rani (Land: 8K-0M)	250	32 & 33	348.12



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Landowners 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.

- ii) Promoter shall submit a copy of service plans to the Authority immediately after its approval by Town & Country Planning Department.
- iii) Promoter shall submit a copy of the building plans approved in respect of commercial pocket measuring 0.2952 Acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.



**Dilbag Singh Sihag**  
Member



**Rajan Gupta**  
Chairman