



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

### CERTIFICATE FOR REGISTRATION OF PROJECT

The Haryana Real Estate Regulatory Authority, Panchkula has registered Phase-II of the project namely "Avalon Rangoli" Dharuhera having an FAR of 36697 sq. mts. forming part of a group housing colony measuring 10.343 acres situated in the revenue estate of Village Garhi Alawalpur, Sector-24, Dharuhera, Rewari vide,

**Registration No. HRERA-PKL-RWR-351-2022 Dated: 16.09.2022**

2. Promoter of the project is M/s GRJ Distributors and Developers Pvt Ltd., having its registered office at 64, Scindia House, Connaught Place New Delhi-110001. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana, with CIN No. U51396DL1998PTC097177 having PAN No AABCG6952F.

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2. The 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 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 apartments, 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 apartments 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 apartments.
- ix) Completed the said project by 01.01.2021.

### Special Conditions

- i) Promoter shall submit a copy of service plans to the Authority immediately after its approval by Town & Country Planning Department.
- ii) Promoter shall submit a copy of the building plans approved in respect of commercial pocket measuring 203.740 sq mtrs 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