



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

## CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an affordable residential plotted colony under DDJAY-2016 namely "Asha Bahadurgarh Phase-4" on land measuring 12.26 acres situated in the revenue estate of Village Nuna Majra, Sector 36, Bahadurgarh vide

**Registration No. HRERA-PKL-JJR-367-2022**

**Dated: 21.10.2022**

2. Promoter of the project is Gnex Realtech Private Limited, having its registered office at B-10, Lawrence Road, Industrial Area, North West Delhi, 110035. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana, with CIN. U70101DL2012PTC244685 having PAN No AAECG9631Q.

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

4. 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



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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.
- 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 31.01.2027.

## Special Conditions

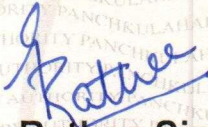
- i Promoter shall submit a copy of demarcation plan, zoning plan and service plans to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.45669 Acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
- iii. Following plots coming to the share of landowners cannot be put to sale by the promoters:-




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S. No.	Landowning companies	Plot belonging to		Total
		Plot Type	Plot No.	
1	Gnex Projects Pvt. Ltd.	L7	H001	02
		K	G023	
2	CFG International Pvt. Ltd.	H	G051	04
		H1	G037	
		K	G024 to G025	
3	Vivek Infracon Pvt. Ltd.	D1	H005 to H018	38
		L	G103	
		H	G039 to G050	
4	Renu Realtech Pvt. Ltd.	F	G088 to G089	54
		G	G001 to G005,	
		G1	G013 to G022	
		I	G052 to G078	
		J	G079 to G087	
5	Gnex Infrabuild Pvt. Ltd.	L2	G010	04
		E	G06 to G09	

  
**Dr. Geeta Rathee Singh**  
 Member

  
**Nadim Akhtar**  
 Member

  
**Dilbag Singh Sihag**  
 Member Chairman