



# 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 "Arunodaya" on land measuring 36.18 acres situated in Sector-8, Fatehabad, Haryana vide

**Registration No. HRERA-PKL-FTB-371-2022**

**Dated: 04.11.2022**

1. Promoter of the project is Shiva Homes, having its registered office at Basement C-2589, Sushant Lok-1, Chakarapur, Gurugram-122002. The promoter is a Partnership firm having following partners i.e., Jasvinder, Naveen Chaudhary and Jatin Chaudhary registered under the Indian Partnership Act, 1932 with District Registrar of Firms Gurugram, Haryana having Registration No. 06-018-2022-00008 and PAN No. AENFS2073J.

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2. The 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) .
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) 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) Complete the said project by 31.12.2026.

### Special Conditions:

- i) The promoter has duly earmarked the following plots which are mortgaged to DTCP and cannot be put up for sale by the promoter:

Sr. No.	Category	Size of Plot in sqmt.	No. of Plots	Area in sqmt.	Rectangle no.	Killa No.	Area in K-M
1.	D	250.00	29	7250.00	262	12	2-08
						19	6-00
						22	3-00
					282	2	3-00
2.	E	415.315	4	1661.26	262	22	3-03
3.	E1	375.38	7	2627.63	282	2	3-12
						9	1-14
4.	F	344.13	6	2064.75	282	3	3-05-6
						8	0-16
5.	F1	426.72	2	853.43	282	3	1-13-7
6.	F2	367.84	1	367.96	282	3	0-14-5
Total			49	14825 SQMT OR 3.6633 ACRES (20.32%)			29-07

- ii) Promoter shall submit a copy of demarcation plan, zoning plan, service plans to the Authority immediately after their approval by Town & Country Planning Department.

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- iii) Promoter shall submit duly approved building plans in respect of commercial pocket measuring 1.276 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.
- iv) That the promoter shall submit a list of mortgaged plots which are mortgaged with department of Town & Country Planning.



**Dr. Geeta Rathree Singh**  
Member



**Nadim Akhtar**  
Member



**Dilbag Singh Sihag**  
Member Chairman