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 "Westend City" to be developed on land measuring 22.706 acres (out of total area of 34.794 acres) in Sector-11-11A , Fatehabad, Haryana vide

Registration No. HRERA-PKL-FTB-372-2022   **Dated: 04.11.2022**

1. The Promoter of the project is Elite Buildprop Private Limited, having its registered office at S-99, Ground Floor, Greater Kailash II, New Delhi-110048.The Promoter is a Private Limited Company registered with Registrar of Companies, N.C.T. OF Delhi and Haryana with Corporate Identity Number- CIN: 45201DL2006PTC145623 having PAN No. AABCE5560B.
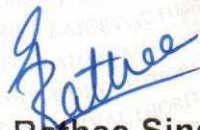
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2. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in .

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.

ix) complete the project upto 1st April, 2027.

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Special Conditions:

i. That the Promoter has been allowed registration of only 22.706 acres which has been shown on layout plan distinctly with the following conditions:

    a. He has a responsibility to develop entire infrastructure like roads, water supply, sewage etc. for entire area i.e., 34.794 acres.

    b. He is only allowed to market, sell and execute conveyance deed in favour of those plots which fall within the registered area of 22.706 acres.

    c. He is also restricted to sell the share belonging to other co-licensees;

ii. That the Promoter will sell only his share of licensed land i.e., 22.706 acres and the land which belongs to other licensees cannot put up for sale by the promoter.

iii. That 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.

iv. That promoter shall get the building plans approved in respect of commercial pocket measuring 1.287 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.

Dr. Geeta Rathee Singh	Nadim Akhtar	Dilbag Singh Sihag
Member	Member	Member Chairman