



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the commercial component namely "URBAN VILLAGE" measuring 3.64 acres (forming part of residential plotted colony measuring 174.373 acres) in Sector 21, 22, 23 & 25, Ambala vide

Registration No. HRERA-PKL-AMB-369-2022

Dated: 31.10.2022

- Promoter of the project is V & M Realcon, having its registered office at 1st Floor, 2B, Bank Colony, Civil Line, Ambala City, Haryana, 134003. Promoter is a Partnership Firm (having four partners i.e. – Sh. Anubhav Aggarwal, Smt. Meenu Bansal, Sh. Yatin Bansal and Sh. Vardaan Aggarwal) having PAN No AAUFV1485A.

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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.
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 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.

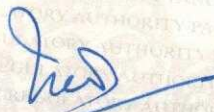
ix) the said project shall be completed by 30.09.2027.

Special Conditions:

i. That the promoter shall submit a copy of revised land schedule in lieu of exchange of land with HSVP, as and when the same is issued by the Town & Country Planning Department.



Dr. Geeta Rathee Singh
Member



Nadim Akhtar
Member



Dilbag Singh Sihag
Member Chairman