



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted Colony under DDJAY namely "Moringa Developers Pvt. Ltd." to be developed over land measuring 5.487 acres situated in the revenue estate of village Baldi, Sector-29, Karnal vide

**Registration No. HRERA-PKL-KRL-325-2022**

**Dated: 22.07.2022**

1. The promoter of the project is Moringa Developers Pvt. Ltd., having its registered office at 224-L, Model Town, Panipat-132103, Haryana. The promoter is a Private Limited Company registered with Registrar of Companies, Ministry of Corporate Affairs, Government of India with Corporate Identity Number-CIN: U70109HR2020PTC091212 having PAN No. AAOCM0695G.

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2. This Registration is being granted subject to the 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) 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 project by 30<sup>th</sup> June, 2026.

### Special Condition

- a. All powers for sale of the plots and execution of conveyance deed will remain with developers/promoters and landowners will have no role at all in this.
- b. The promoter shall submit a copy of Demarcation Plan, zoning plan and service plans to the Authority immediately after its approval by Town & Country Planning Department.
- c. The promoter shall submit a copy of building plans approved in respect of commercial pocket measuring 0.1398 acre to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit in the commercial pocket.

  
**Dilbag Singh Sihag**  
Member

  
**Rajan Gupta**  
Chairman