



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 "Green Valley" to be developed over land measuring 17.35 acres situated in the revenue estate of village Haibatpur, sector-11, Jind vide

Registration No. HRERA-PKL-JND-332-2022

Dated: 12.08.2022

1. The promoter of the project is Madhukara Real Estate Private Limited, having its registered office at, Booth No. 128, First Floor, PWD BR Opposite DRDA Market, Jind-126102, Haryana. The promoter is a Private Limited Company registered with Registrar of Companies, Ministry of Corporate Affairs, Govt. of India with Corporate Identity Number- U70109HR2021PTC096687 having PAN No. AAOCM8277E.

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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 plot 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.



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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 31.07.2024.

Special Conditions

1. This registration is only being granted in respect of 49% share of plots falling to the share of developer. Remaining 51% plots coming to the share of landowners cannot be put to sale by the promoters which are as under:-

| Sr. No. | Plots Allotted to Land Owners | No. of Plots | Area of Plots (Sqm) |
|--|--|--------------|---------------------|
| 1 | A-1, A-2, A-17 to A-19, A-25 to A-33, A-35 to A-36 | 16 | 2379.84 |
| 2 | B-39 to B-40, B-42 to B-44, B-48 to B-56 | 14 | 2099.44 |
| 3 | C-63 to C-78 | 16 | 2395.84 |
| 4 | D-79 to D-90 | 12 | 1316.52 |
| 5 | F-149 to F-178, F-181 | 31 | 4538.40 |
| 6 | I-228 to I-237, I-239 to I-241 | 13 | 1950.00 |
| 7 | J-193 to J-201 | 9 | 1263.87 |
| 8 | K-202 to K-216 | 15 | 2106.60 |
| 9 | B2-57 to B2-62 | 6 | 898.08 |
| Total Area allocated to Land owners | | | 18948.39 |

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The landowners can only sell their share of plots to any third party after possession of the plots is handed over to them and after the grant of part completion certificate.

2. 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.
3. The promoter shall submit a copy of building plans approved in respect of commercial pocket measuring 0.6901 acres 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