



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted Colony under DDJAY namely "Bird Estate" on land measuring 8.0625 acres situated in the revenue estate of Village Badsa, Sector 9, Jhajjar vide

Registration No. HRERA-PKL-JJR-341-2022

Dated:25.08.2022

2. Promoter of the project is GLS Infraprojects Pvt. Ltd., having its registered office at 707, 7th Floor, JMD Pacific Square, Sector-15, Part-II, Gurugram, 122001, Haryana. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with CIN- U70102HR2013PTC051335 having PAN No AAFCG4795C.

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3. 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 .

4. This Registration is being granted subject to 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) 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

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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.
- 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 31.03.2027.

Special Conditions

- i. Following plots coming to the share of landowners cannot be put to sale by the promoters:-

S. No.	Landowner(s)	Plot belonging to landowners.	Total
1	Balwan Singh	Type A (Plot No. 31,32,33,34,35,36,37,38, 97,98) Type D (Plot No. 13, 24)	12
2	Ved Singh	Type A (Plot No.47,48,49,50,51,52,53,54,55, 81,82,83,84,85) Type C (Plot No. 86,87,88,89) Type D (Plot No. 17) Type F (Plot No. 129,130,131,132) Type G (Plot No. 4,5,6)	26
3	Sushila	Type C (Plot No. 96) Type D (Plot No. 23).	02

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Landowners can sell their plots to any third party only after possession of the plots is handed over to them after receipt of completion certificate in respect of the project.

- ii. Promoter shall submit a copy of service plans to the Authority immediately after its approval by Town & Country Planning Department.
- iii. Promoter shall submit a copy of the building plans approved in respect of commercial pocket measuring 0.3225 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.


Dilbag Singh Sihag
Member


Rajan Gupta
Chairman