



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

## CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted Colony under DDJAY-2016 namely "Tulip City Sonipat Phase-II" on land measuring 10.156 acres situated in the revenue estate of Village Rewali, Sector-17, Sonipat vide

**Registration No. HRERA-PKL-SNP-408-2023**

**Dated: 17.02.2023**

2. Promoter of the project is Creative Buildwell Private Limited, having its registered office at 201/6, Kaushlya Park, Hauz Khas, New Delhi 110016. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70101DL1995PTC070058 having PAN No AAACC4414F.

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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](http://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.



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- 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) submit a copy of license after getting it renewed from time to time till the completion of the project i.e. 06.05.2027.

### **Special Conditions**

- i. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.4449 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.
- ii. Promoter shall not sell plots falling under the alignment of 33KV High Tension line until the same is shifted.
- iii. Since the layout plan/service plans have to be approved keeping into consideration the entire area measuring 21.281 Acres, therefore, both of the promoters i.e. Shree Banke Bihari Healthcare LLP and Creative Buildwell Pvt. Ltd. shall apply for Completion of the entire colony measuring 21.281 Acres.



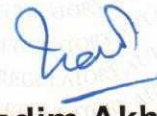
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- iv. The development of commercial area measuring 0.4449 Acres and the transfer of community sites measuring 2.128 Acres shall be the combined responsibility of Shree Banke Bihari Healthcare LLP and Creative Buildwell Pvt. Ltd.



**Dr. Geeta Rathee Singh**  
Member



**Nadim Akhtar**  
Member