



**HARYANA REAL ESTATE REGULATORY AUTHORITY  
PANCHKULA**

**CERTIFICATE FOR REGISTRATION OF PROJECT**

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted Colony under DDJAY-2016 namely "Urban Blossom" on land measuring 5.006 acres situated in the revenue estate of Village Sarai Khawaja, Sector-43, Faridabad vide

**Registration No. HRERA-PKL-FBD-424-2023**

**Dated:07.03.2023**

2. The promoter of the project is SVC & Lahari, having its registered office at Green Valley, Gurukul Road, Faridabad-121009, Haryana. The promoter is a Partnership firm (having two partners – Sh. Laxman Rao Surabhi and Sh. Srinivas Rao Chinthapatla) having GST Registration Number- 06ACEFS3000L1ZD and PAN No. ACEFS3000L.

*[Handwritten Signature]*



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2. The 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](http://www.haryanarera.gov.in).

3. 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 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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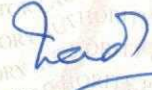
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- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) the said project shall be completed by 21.04.2027.

### Special Conditions

- i. Promoter shall submit a copy of Demarcation Plan, zoning plan and service plans to the Authority immediately after their approval by Town & Country Planning Department.
- ii. The promoter shall submit a copy of building plans approved in respect of commercial pocket measuring 0.200 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.
- iii. That both the partners i.e. Sh. Laxman Rao Surabhi and Sh. Srinivas Rao Chinthapatla will jointly develop, market, sell and execute the conveyance deed. In case of any violation, both partners will be jointly and severally liable.

**Dr. Geeta Rathee Singh**  
Member

  
**Nadim Akhtar**  
Member