



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

## CERTIFICATE FOR REGISTRATION OF PROJECT

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "The Palm Drive"- an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 5.375 acres situated in the revenue estate of Village Tohana, Sector-6, Tohana, District Fatehabad vide

**Registration No. HRERA-PKL-FTB-389-2022**

**Dated: 28.12.2022**

2. Promoter of the project is S & M Developers, a Partnership Firm registered with the District Registrar of Firms, Fatehabad, Haryana under the Indian Partnership Act, 1932 having its principle place of business at D-126, Marvel City, Sector-7, Ratia Road, Tohana, Fatehabad having two partners (Sh. Madan Lal Khurana and Sh. Suresh Chand Garg) with registration no. 06-010-2021-00029 and PAN No: AELFS4365P.

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3. The 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 the following conditions that the promoter shall:
- 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.
  - strictly abide by the declaration made in form REP-II
  - apart from the price of the plots, 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.
  - 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.




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- 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) Complete the said project by 30.11.2025.

### Special Condition:

- a. The promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1077 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.

  
**Dr. Geeta Rathee Singh**  
Member

  
**Nadim Akhtar**  
Member