



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered a Town Planning Scheme under Affordable Plotted colony (DDJAY 2016) namely "Gulmohar Park" on land measuring 5.387 acres situated in the revenue estate of Village Basti Bhima Tehsil & District, Fatehabad vide

Registration No. HRERA-PKL-FTB-435-2023

Dated: 17.04.2023

2. Promoter of the project is Shri Balaji Real Estate and Developers, having its registered office at Shop No. 3, Backside of Anaj Mandi, Fatehabad, 125050. Promoter is a Partnership Firm (having Seven partners i.e. – Sh. Deepak Tayal, Sh. Kapil, Sh. Nimish Batra, Sh. Ramesh Batra, Sh. Dharam Pal, Sh. Gulshan Arora and Sh. Rajiv Batra) having PAN No AEKFS0800G.

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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.
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) the said project shall be completed by 30.06.2024.

Special Conditions

- i. Promoter shall submit a copy of service plans to the Authority immediately after their approval.


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member