



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 "BPTP District 4" on land measuring 13.86 acres situated in the revenue estate of Village Kheri Kalan, Sector-84, Faridabad vide

Registration No. HRERA-PKL-FBD-447-2023

Dated: 03.05.2023

2. Promoter of the project is Ridgecraft Homes Private Limited, having its registered office at 3rd Floor, Next Door, U - Block BPTP Parklands, Sector-76, Faridabad Haryana 121001. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70200HR2018PTC073851 having PAN No AAICR9212Q.

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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) submit a copy of license after getting it renewed from time to time till the completion of the project i.e. 31.12.2027.

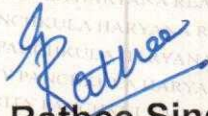
Special Conditions

- i. Promoter shall submit a copy of service plans to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- iii. That the Company has a charge of Rs. 200 Crores in favour of Vistra ITCL Ltd. The Promoter will only be able to execute registered Sale deeds/ Conveyance Deeds in favour of prospective buyers only after the Bank/Financial Institutions gives NOC for the execution of such deeds

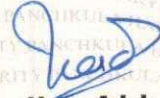


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as and when the 100% of the consideration is paid by the allottee in the escrow account.



Dr. Geeta Rathee Singh
Member



Nadim Akhtar
Member