



# 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 Plotted Colony under DDJAY-2016 namely "M3M City of Dreams I" on land measuring 54.609 acres situated in the revenue estate of Village Kabri and Panipat Taraf Insar, Sector 37, Panipat vide

**Registration No. HRERA-PKL-PNP-446-2023**

**Dated: 02.05.2023**

- Promoter of the project is Uttirna Infraprojects Private Limited, having its registered office at 6th Floor, M3M Tee Point, North Block, Sector- 65, Gurugram Haryana 122101. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70109HR2021PTC097704 having PAN No AACCU9190Q.

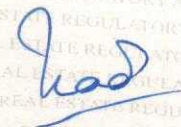
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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with this certificate on the web portal of the Authority [www.haryanarera.gov.in](http://www.haryanarera.gov.in).
4. This Registration is being granted 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.





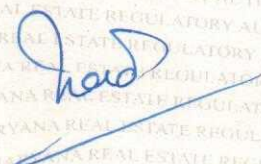
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- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion 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. 30.04.2028.

### 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 work at site.
- iii. That land measuring 339.7 Acres (which includes the present registered land measuring 54.609 acres) is mortgaged in favour of India Bulls Commercial Credit Ltd and Indiabulls Housing Finance Ltd for an amount of Rs. 1300 crores. The repayment of the said loan shall be from the 30% account. The Promoter will execute





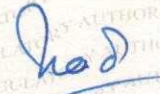
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registered Sale Deeds/ Conveyance Deeds in favour of allottees  
after 100% consideration of plot is paid by the allottee in the Escrow  
Account and the Bank/Financial Institutions issues NOC for the  
execution of such deeds.

- iv. That the promoter shall apply for registration of 1.115 Acres  
commercial area separately.



**Dr. Geeta Rathee Singh**  
Member



**Nadim Akhtar**  
Member