



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 "Paradise Greens Panipat" on land measuring 10.63 acres situated in the revenue estate of Village Kabri, Sector-37, Panipat vide

Registration No. HRERA-PKL-PNP-450-2023

Dated:16.05.2023

2. The promoter of the project is Pushprattan Developers Private Limited, having its registered office at 7, South Patel Nagar, New Delhi-110008. The promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with Corporate Identity Number- CIN: U70200DL2018PTC333015 having PAN No. AAJCP8343D.

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3. 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 .
4. 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.



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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) the said project shall be completed by 06.11.2027.

Special Conditions

- i. That the licensee and the promoter shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amounts realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- ii. 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.
- iii. Promoter shall not sell any part of the commercial site measuring 0.235 acres unless the building plans¹¹ of the said site are approved



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- and deficit fee paid, if any. Promoter shall also allot 45% of the commercial plots to the landowners (with mutual consent) before disposing of any part of commercial site.
- iv. 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.
- v. That the promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of issuance of completion certificate.
- vi. That following plots coming to the share of landowner i.e. Kuber Spintex Pvt. Ltd. cannot be put to sale by the promoter:-

S. No.	Landowner(s)	Plot Nos.	Total area (sq. yards)
1	Kuber Spintex Pvt. Ltd.	Plot Nos. 1-12, 28-39, 52-56, 61-63, 75-94, 100-110, 119-122, 129-135, 143-148, 170, 194-201, 212-220.	10,619


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member