



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 "Aagya Enterprises" on land measuring 9.41 acres situated in the revenue estate of Village Tajupur, Sector-97, Faridabad vide

Registration No. HRERA-PKL-FBD-451-2023

Dated:16.05.2023

2. The promoter of the project is Aagya Enterprises Private Limited, having its registered office at 1855- Basement, Gali Wazir Singh Allahabad Bank Building, Chuna Mandi, Pahar Ganj New Delhi 110055. The promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with Corporate Identity Number- CIN: U45100DL2010PTC206939 having PAN No. AADCN3662R.

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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) submit a copy of license after getting it renewed from time to time till the completion of the project i.e. 05.01.2030.

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 salable 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 service plans to the Authority immediately after their approval by Town & Country Planning Department.



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iii. Promoter shall not sell any part of the commercial site measuring 0.376 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 60% of the commercial units (measuring 480.23 sq. mtrs.) 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 following plots coming to the share of landowners i.e. Aman Agarwal, Ayush Agarwal, Taruna Agarwal and Ram Gopal Agarwal cannot be put to sale by the promoter:-

Sr. No	Landowner(s)	Plot Nos.	Total area (sq. mtrs.)
1	Aman Agarwal, Ayush Agarwal, Taruna Agarwal and Ram Gopal Agarwal.	Plot Nos. 1-12, 14-17, 30-31, 100-116.	4011.27 sq.mtrs.


Dr. Geeta Rathee Singh
 Member


Nadim Akhtar
 Member