



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the Real Estate Project of a Residential Plotted colony namely "IB City Sonapat" on additional land measuring 3.725 acres situated in Sector 26, 26A, 33 & 34, Sonipat vide

Registration No. HRERA-PKL-SNP-454-2023

Dated: 17.05.2023

2. Promoter of the project is Indiabulls Estate Limited, having its registered office at 202, 2nd Floor, A-18, Rama House, Middle Circle, Connaught Place, New Delhi -110001. Promoter is a Public Limited Company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana with CIN U45201DL2005PLC139676 having PAN No AABCI4010Q.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

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.



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- 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 17.11.2026.

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



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- v. That 25 plots measuring 6004.73 Sq. yds. coming to the share of landowner i.e. Krishna Gahlawat cannot be put to sale by the promoter.


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member