



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 Industrial Colony namely "MKS Udyog City" over an area measuring 15.437 acres falling in the revenue estate of village Beer, Tehsil and District Hisar, Haryana vide

Registration No. HRERA-PKL-HSR-492-2023

Dated: 20.09.2023

2. Promoter of the project is MKS Enterprises having its principal place of business at **78, R S Colony, Bagla Road, Hisar, Haryana**. Promoter is a Partnership Firm (having seven partners i.e. – Sh. Ajay Kumar Chaudhry, Sh. Ajay Poonia, Sh. Sanjay Sheoran, Sh. Arvind Kumar Kharinta, Sh. Satish Kumar, Sh. Rohit Sharma and Sh. Rajiv Sharma) having PAN No. **ABUFM9508Q**.

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3. 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) 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 **31.03.2027**.

Special Conditions

- i) 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 amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as indicated in REP-I.



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- ii) Promoter shall submit copies of service plans/estimates 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 following plots coming to the share of landowners cannot be put to sale by the promoter:-

Landowner(s)	Plot Nos.	Total area (sq. mtrs)
Ms. Sumati Chaudhary, Ms. Seema Punia, Ms. Abha Sheoran, Ms. Shubhashini Malik, Raj Singh & Sons HUF, Sh. Abhay Singh Kharinta, Sh. Sanjay Kumar, Sh. Rajiv Kumar, Sh. Satish Kumar	2 plots of A Block (plot nos. 1 to 2)	2696.76
	1 plot A1/1 (plot no. 3)	1349.72
	3 plots of B Block (plot nos. 11 to 13)	1358.58
	1 plot B1/1(plot no. 14)	453.40
	29 plots of D Block (plot nos. 27 to 44, 53 to 61, 66 and 67)	12125.77
	6 plots of E Block (plot nos. 16 to 21)	3763.20
	1 plot E1/1 (plot no. 22)	628.02
	11 plots of F Block (plot nos. 69 to 71, 76 to 83)	4600.20
	1 plot F1/1 (plot no. 68)	504.41
	Total - 55 plots	27480.06



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- 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) No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member