



# 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 Residential Plotted Colony (under DDJAY, 2016) namely "Joy City" over an area measuring 16.968 acres situated in the revenue estate of Village Patti Musalmanan, Sector 92, Sonipat vide

**Registration No. HRERA-PKL-SNP-497-2023**

**Dated:25.09.2023**

2. Promoter of the project is Grand Imperial Developers LLP, having its registered address at H. No. 1455 Sector-15 Sonipat Haryana 131001. Promoter is a Limited Liability Partnership registered with Registrar of Companies, Delhi with LLPIN: ABB-1640 having PAN No AAYFG2011K.

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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](http://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.
  - 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) the said project shall be completed by 05.07.2028.

### Special Conditions

- I. Following plots coming to the share of landowners cannot be put to sale by the promoter:-

S. No.	Landowner(s)	Plot Nos.	Total area (sq. mtrs)
1	Smt. Sandhya Bhagat	Plot Nos. 17 to 21.	730.963
2	Sh. Parmod Kumar Bhagat	Plot Nos. 1 to7, 15, 16, 43,63 to 67, 76 to 93, 98 to 101, 115 to 120, 138 to 140, 152, 153, 169 to 181, 194 to 211, 219, 228 to 266 and 276 to 296.	17602.78
3	Sh. Shagun Bhagat	Plot Nos. 22 to 32, 34 to 41, 44 and 47 to 62	4526.99

- II. Licencee 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 mentioned in REP-I.



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- III. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- IV. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.382 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket
- V. Promoter shall not sell any part of the commercial site measuring 0.382 acres as 100% of commercial site/plots belong to the licensee/landowners.
- VI. 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.
- VII. 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

  
Dr. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member