



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 Plotted Colony (under DDJAY-2016) namely "Mapsko Gardenia" over an area measuring 12.256 acres situated in the revenue estate of Village Bandepur, Sector 26A, Sonipat vide

Registration No. HRERA-PKL-SNP-522-2023

Dated:01.12.2023

2. Promoter of the project is Kairav Infrastructure Private Limited, having its registered office at 114, Apra North Ex-Plaza, Netaji Subhash Place Pitampura, West Delhi, 110034. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U45201DL2006PTC146213 having PAN No AACCK7556J.

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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) 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 20.08.2028.

Special Conditions

- i. Promoter and the landowning company i.e. Mapsko Buildwell Pvt. Ltd 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.
- ii. That following plots coming to the share of landowners cannot be put to sale by the promoter. These plots can only be sold by the following landowner/licencees after obtaining completion certificate from the competent Authority:-

Sr. No.	Landowner(s)	Plot Nos.	Total No. of plots	Total area (sq. yds)
1	Sh. Vikas Kaushik	Plot Nos. B-03, B-47 to 53.	8	1155
2	Sh. Satpal Kaushik	Plot Nos. B-01, B-40 to 44, B-87 to 91, B-159 to 163.	16	2291
3	Sh. Sanju Kaushik	Plot Nos. B-002, B-072-78.	8	1155



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- iii. That following plots coming to the share of landowning company/licencee i.e. Mapsko Buildwell Pvt. Ltd cannot be put to sale by the promoter:-

Sr.No.	Plot Nos.	Plot Area (in sq.mts.)
1.	A-010	147.139
2.	A-011	147.139
3.	A-027	149.924
4.	A-028	149.924
5.	A-029	149.924
6.	A-030	149.924
7.	A-031	149.924
8.	A-032	147.206
9.	A-033	136.084
10.	A-034	125.059
11.	A-035	113.309
12.	A-036	101.560
13.	B-032	118.555
14.	B-033	118.555
15.	B-034	118.555
16.	B-035	118.555
17.	B-036	118.555
18.	B-037	118.555



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19.	B-038	118.555
20.	B-039	118.555

- iv. That following plots falling under the licenced land owned by Sanju and Vikas Kaushik (having an area of 31K 15M) shall be freezed till the time a fresh addendum to the collaboration agreement is submitted by the promoter and all the powers to advertise, market, sell and execute conveyance deed are conferred on the promoter:-

Sr. No.	Plot No.	Sq. Mtr.	Sq. Yds
1	B-001	134.869	161
2	B-002	134.869	161
3	B-003	134.869	161
4	B-004	134.869	161
5	B-005	134.869	161
6	B-006	134.869	161
7	B-007	134.869	161
8	B-008	134.869	161
9	B-009	134.869	161
10	B-010	134.869	161
11	B-011	134.869	161
12	B-012	134.869	161
13	B-012A	134.869	161
14	B-014	134.869	161
15	B-015	134.869	161
16	B-027	118.555	142
17	B-028	118.555	142
18	B-029	118.555	142
19	B-030	118.555	142
20	B-031	118.555	142
21	B-032	118.555	142
22	B-033	118.555	142
23	B-034	118.555	142



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24	B-035	118.555	142
25	B-036	118.555	142
26	B-037	118.555	142
27	B-038	118.555	142
28	B-039	118.555	142
29	B-040	118.555	142
30	B-041	118.555	142
31	B-042	118.555	142
32	B-043	118.555	142
33	B-044	118.555	142
34	B-045	118.555	142
35	B-046	118.555	142
36	B-047	118.555	142
37	B-048	118.555	142
38	B-049	118.555	142
39	B-050	118.555	142
40	B-051	118.555	142
41	B-052	118.555	142
42	B-053	118.555	142
43	B-054	118.555	142
44	B-055	118.555	142
45	B-056	118.555	142
46	B-057	118.555	142
47	B-058	118.555	142
48	B-059	118.555	142
49	B-060	118.555	142
50	B-061	118.555	142
51	B-062	118.555	142
52	B-073	118.555	142
53	B-074	118.555	142
54	B-075	118.555	142
55	B-076	118.555	142
56	B-077	118.555	142
57	B-078	118.555	142



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58	B-079	118.555	142
59	B-080	101.138	121
60	B-081	118.080	141
61	B-082	118.555	142
62	B-083	118.555	142
63	B-084	118.555	142
64	B-085	118.555	142
65	B-086	118.555	142

- v. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- vi. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.490 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.
- vii. 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.
- viii. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.


Dr. Geeta Rathee Singh
 Member


Nadim Akhtar
 Member