



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project for an additional area measuring 0.79 acres of a residential plotted colony (forming part of total licenced area measuring 63.535 acres) namely "One City" situated in the revenue estate of Village Rohtak, Sector-37, Rohtak vide

Registration No. HRERA-PKL-ROH-525-2023

Dated:19.12.2023

2. Promoter of the project is One Point Realty Private Limited, having its registered office at 8-D Hansalaya, 15 Barakhamba Road, 110001 New Delhi. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70101DL2005PTC137209 having PAN No AAACO7529B.

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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 27.08.2028.

Special Conditions

- i. Both the licencees, i.e., One Height Colonizers Pvt. Ltd. and One Point Realty 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. As per joint undertaking submitted by the promoter and the landowner/licencee, the total sale consideration against the share of One Height Colonizers Pvt. Ltd. has been received and there are no outstanding claims, dues or liabilities, therefore the promoter has all the rights over the registered area measuring 0.79 Acres. However foreseeing any later disputes, it has been undertaken by both the licencees (i.e. One Point Realty Pvt. Ltd. and One Height Colonizers Pvt. Ltd.) that they shall be co-signatories to the allotment letter, agreement to sell and conveyance/sale deed for all the plots falling within the registered area of 0.79 acres.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.



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- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.0729 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 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.
- vi. The promoter shall also give an undertaking that he 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 or till the taking over of the maintenance of the project by the association of allottees.
- vii. 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