



**HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA**

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the Town Planning Scheme of a residential plotted colony namely "Green Residency" on land measuring 4.843 Acres situated in the revenue estate of Village Mauza, Sector 36A, Rohtak vide

Registration No. HRERA-PKL-ROH-531-2023

Dated: 20.12.2023

2. Promoter of the Project is Om Developers (Proprietorship Firm) through proprietor Jatin Dhawan, having its principal place of business at 1st, Plot No 27, Gol market, Model Town, Panipat, Haryana, 132103 with GST No. 06AHYPD9707E1Z2 and PAN No AHYPD9707E.

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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 plots, 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



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- 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.
 - 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 June, 2025.

Special Conditions

- i. Promoter shall submit a copy of approved rough cost estimates enclosed with the approval of service plans/estimates.
- ii. Promoter shall submit duly approved building plans in respect of booths on area measuring 777.96 sq. mtrs to the Authority along with



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- deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
- 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. 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 escrow account shall be subsequently changed by the promoter without the prior permission of the Authority.


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member