



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 "Ruhil Smart City" over an area measuring 6.787 Acres situated in the revenue estate of Village Tandaheri & Nuna Majra, Sector 41, Bahadurgarh, District Jhajjar vide

Registration No. HRERA-PKL-JJR-574-2024

Dated:22.04.2024

2. Promoter of the project is Kanal Marla Private Limited, having its registered office at R2, First Floor, Ruhil Residency, Sector -3, Village Sarai, Aurangabad, Bahadurgarh, Jhajjar, Haryana, 124507. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70109HR2022PTC107336 and having PAN No AAJCK8589N.

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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 i.e. 31.12.2028.

Special Conditions

- i. That the Promoter shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 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 landowner/licencees cannot be put to sale by the promoter:-

| Sr. No. | Landowner(s) | Plot Nos. | Total No. of plots | Total area (sq. mtrs) |
|--------------|--------------------|---------------------|--------------------|-----------------------|
| 1 | Sh. Sunil Gupta | 49, 50-54. | 6 | 689.026 |
| 2 | Smt. Shikha Gupta | 15 to 22. | 8 | 1199.68 |
| 3 | Smt. Nupur Jindal. | 23, 27 to 33. | 8 | 502.565 |
| 4 | Smt. Sunita Jindal | 34 to 40, 41 and 43 | 9 | 505.631 |
| Total | | | 31 | 2896.91 |



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- iii. 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.
- iv. 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.
- 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 824.89 sq. mtrs. to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- vii. 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

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grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Parneet S Sachdev
Chairman