



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of a Residential Plotted Colony namely "BPTP Parklands" on additional land measuring 18.306 acres (forming part of larger plotted colony measuring 571.306 acres) situated in Sector 82-89, Faridabad, Haryana vide

Registration No. HRERA-PKL-FBD-586-2024

Dated: 29.05.2024

2. The license relating to the above land has been granted to Super Belts Pvt. Ltd., Countrywide Promoters Pvt. Ltd., Business Park Developers Pvt. Ltd., Brainwave Builders Pvt. Ltd., Elite Real Tech Pvt. Ltd., Green Park Estate Pvt. Ltd., Westland Developers Pvt. Ltd., Green Valley Towers Pvt. Ltd., ASG Overseas Pvt. Ltd., Designer Realtors Pvt. Ltd., Supergrowth Construction Pvt. Ltd., Shalimar Town Planners Pvt. Ltd., Imagine Builders Pvt. Ltd., Jasmine Buildtech Pvt. Ltd. and Gitanjali Promoters Pvt. Ltd. in collaboration with Countrywide Promoters Pvt. Ltd. Promoter of the project is Countrywide Promoters Pvt. Ltd., having its registered office at OT-14, 3rd Floor, Next Door Parklands, Sector-76 Faridabad, Haryana 121004. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN: U70101HR1996PTC082720 having PAN No. AAACC5280H.

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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) 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 **30.05.2029**.

Special Conditions

- i) 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.
- ii) An area measuring 3.76 acres forming part of a primary school (1 acre); 2 nursery schools (0.40 acres), commercial pocket (0.65 acre), police post (1 acre) and part of health care (0.71 acre) is hereby freezed, since the zoning plan of these sites is yet to be approved. The promoter shall submit zoning plan of the said sites within a period of three months. The promoter shall not sell/dispose of any part/unit of the said area till zoning of the



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above sites is approved and the said area is released by the Authority.

- 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 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) That as per the Affidavit of the promoter dated 21.05.2024 no clause of the Collaboration Agreement/Addendum shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.



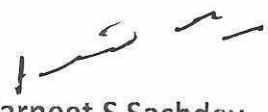
Chander Shekhar
Member



Dr. Geeta Rathee Singh
Member



Nadim Akhtar
Member



Parneet S Sachdev
Chairman