



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 (DDJAY-2016) namely "SHREE KRISHNA ENCLAVE" over an area measuring 7.918 acres falling in the revenue estate of village Dhana, Sector-1, Hansi, District Hisar vide

Registration No. **HRERA-PKL-HSR-587-2024**

Dated: 29.05.2024

2. The Licencee/Landowners of the Project are – Sh. Netram, Sh. Ved Prakash, Sh. Rahul, Sh. Kuldeep, Sh. Hukmi, Sh. Krishan, Sh. Satbir, Sh. Rajbir, Sh. Anil, Smt. Krishna, Smt. Seema. Promoter of the project is SIDHI VINAYAK ASSOCIATES (a Partnership Firm) having partners: (Sh. Sahil, Sh. Surjeet Singh, Sh. Mahesh Kumar) with its place of business at 913/16, Adarsh Nagar, Near Telephone Exchange, G.T. Road, Hansi, District Hisar-125033, Haryana. The PAN No. of the said firm is AEYFS4451F.

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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 31.03.2028.

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. 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.

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- 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 submit duly approved building plans in respect of commercial pocket measuring 0.158 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- V. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- VI. In view of the undertaking dated 21.05.2024, no clause of the collaboration agreements shall be amended/modified and no addendum to collaboration agreements shall be executed without the prior consent of Department of Town and Country Planning ,Haryana and Haryana Real Estate Development Authority, Panchkula.
- VII. The Promoter shall be responsible for the maintenance and upkeep of services of the project upto a period of five years from date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- VIII. The Promoter shall offer the possession of plots belonging to the share of the licensee/land owners after the completion of entire development works and in fully operational condition. The promoter shall comply with the provisions of Section-4(2)(l)(d)

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of RERD 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.

IX. Following plots coming to the share of Licencee/Landowners cannot be put to sale by the promoter:

Sr. No	Block	Plot No.	Area of each plot (Sq. Mtr.)	No. of Plots	Total Area (sqm)	Landowner
1.	Block A	1-12	143.28	12	4526.36	Sh. Netram, Sh. Ved Prakash, Sh.Rahul, Sh. Kuldeep, Smt. Seema
	Block A1	17	137.701	1		
	Block A1	18-31	35.32	14		
	Block B	54	127.06	1		
	Block C	60,61,66	121.31	3		
	Block E	105	149.18	1		
	Block D1	99	141.64	1		
2.	Block A	13-15	143.28	4	572.34	Sh.Hukmi, Sh.Krishan, Sh. Satbir, Sh. Rajbir, Sh. Anil, Smt. Krishna
	Block A	16	145.80			


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman