



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 Town Planning Scheme under DDJAY-2016 namely "Devrachna Lok" over an area measuring 6.864 acres situated in Sector-10, Residential, Fatehabad vide

Registration No. HRERA-PKL-FTB-540-2024

Dated: 16.01.2024

2. Promoter of the project is M/s Tilak Cotton Industries, having its registered office at P.B.No.2, Ratia Road, Tohana, District Fatehabad-125120, Haryana. Promoter is a partnership firm having the following partners, Sh. Raj Kumar and Smt. Dimple Garg, registered with District Registrar of Firms, Fatehabad with Serial No. DRFS/FTH/387 of 2015 having PAN No. AABFT3676J.

1.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

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 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.
 - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- 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 30.06.2026.

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.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by the Urban Local Bodies Department.
- iv. 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.

HARYANA REAL ESTATE REGULATORY AUTHORITY

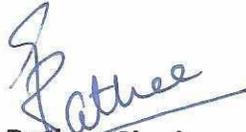
PANCHKULA

- v. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1407 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



Chander Shekhar

Member



Dr. Geeta Rathee Singh

Member



Nadim Akhtar

Member



Parneet S Sachdev

Chairman