



# 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 "Eco City Hills" over an area measuring 12.66 acres situated in the revenue estate of Village Billah, Sector-14, Kot Behla Urban Complex, Distt. Panchkula vide

**Registration No. HRERA-PKL-PKL-557-2024**

**Dated:05.03.2024**

2. Promoter of the project is Unity Meadows LLP, having its registered office at Industrial Shed Number 195, Industrial Area, Phase 1, Panchkula, Haryana, 134109. Promoter is a Limited Liability Partnership (having 5 partners i.e. Sh. Ashok Singla, Sh. Harsh Gupta, Ms Sneha Gupta, Idyllic Resorts Pvt. Ltd. through its nominee Sh. Dinesh Gupta and Sh. Sanchit Sekhwal) registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN: AAZ-8882 having PAN No AAHFU1409L.

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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](http://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.



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- 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 10.01.2027.

### Special Conditions

- i. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(l)(D) of RERA 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.
- ii. That following plots coming to the share of landowner/licencee, i.e., Meena Sachdeva cannot be put to sale by the promoter:-

S. No.	Plot No.	Block No.	Area of Each Plot (in Sqm.)
1.	24	F	109.05
2.	40	E	121.28
3.	41	E	121.28
4.	43	E1	117.00



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5.	67	J	149.99
6.	71	J	149.99
7.	73	J	149.99
8.	74	L	137.88
9.	91	M	112.81
10.	92	M	112.81
11.	93	M	112.81
12.	104	O	104.45
13.	123	K	125.34
14.	129	I	133.75
15.	161	B2	113.93
16.	162	B2	113.93
17.	163	B2	113.93
18.	199	B	121.47
19.	217	B1	133.7
20.	224	A	100.26
Total area			2346.6 (Sq. Mtrs.)

- 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 0.469 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
- v. 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.
- vi. 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 grant of completion certificate as per the Haryana Development and Regulations of Urban Areas Act, 1975 and as per the provisions of the RERA Act, 2016 till the taking over of the maintenance of the project by the association of allottees.



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- vii. 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.
- viii. 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.
- ix. Plot Nos 79 to 106 falling in the joint share of the licencees are frozen until the submission of partition mutation to the DTCP and the condition relating to the creation of any third party rights of the above plots is waived off by the DTCP.

  
**Chander Shekhar**  
Member

  
**Nadim Akhtar**  
Member

  
**Parneet S Sachdev**  
Chairman