



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 namely "Maulshree Greens" over an area measuring 14.418 acres situated in the revenue estate of village Palwal & Patli Khurd, Sector-6, Palwal vide

Registration No. HRERA-PKL-PWL-567-2024

Dated: 03.04.2024

Promoter of the project is Artech Residency LLP, having its registered office at GF-10, Ozone Centre, Plot No.9, Sector 12, Faridabad, 121007, Haryana. Promoter is a Limited Liability Partnership having the following partners, Sh. Sandeep Gupta and Sh. Manish Yadav registered with Registrar of Companies, National Capital Territory Delhi with LLPIN AAX-1649 having PAN No. ABVFA2864L.

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2. 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 .
3. 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 10.11.2025.

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 Department of Town & Country Planning, Haryana.
- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.288 acres to the Authority along with



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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.

It is also informed that the said project is encumbered with loan facility of Rs.15 crores with M/s CSL Finance Limited. The authorized signatory of CSL Finance Limited vide certificate dated 05.03.2024 has also stated that once the entire sale proceeds of the unit/plot is deposited by the buyer in the escrow account of the project as registered with RERA, the lenders shall release their charge/mortgage on such unit and provide NOC for the execution of sale/conveyance deed.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman