



## 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 "Rajdhani County" over an area measuring 7.6 Acres situated in the revenue estate of Village Thana Kalan, Sector 7, Kharkhauda, Sonipat vide

**Registration No. HRERA-PKL-SNP-597-2024**

**Dated:02.07.2024**

2. Promoter of the project is Keshu Promoters LLP, having its registered office at House No. - 414, Sector-15, Sonipat, Haryana, 131001. Promoter is a Limited Liability Partnership (having 2 partners i.e. Sh. Mahesh Kumar Gupta and Ms. Shaloo Gupta) registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN: ACB-1266 having PAN No ABAFK4367P. However, the Landowner/Licencee is Sh. Jitender Singh S/o Sh. Kheri Singh.

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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 30.01.2029.

### 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. Sh. Jitender Singh cannot be put to sale by the promoter:-

S. No.	Plot Nos.	Area of each Plot (in Sq. mtrs.)	Total Plots	Total Area (in Sq. mtrs.)
1.	6 to 13	141.824	8	1134.592
2.	33 to 40	134.315	8	1074.520





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3.	41 to 46	129.60	6	777.600
4.	47 to 51, 82 to 86	113.39	10	1133.90
5.	66 to 81	124.092	16	1985.472
6.	97 to 103, 117 to 135	101.968	26	2651.168
7.	136	104.427	1	101.427
		<b>Total</b>	<b>75</b>	<b>8858.679 sqm.</b>

- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iv. That the promoter shall not sell any part of the commercial site measuring 0.291 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 30% saleable area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.
- 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 or till the taking over of the maintenance of the project by the association of allottees.
- vii. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be




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- 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 the interest of the allottees.
- ix. That as per the rectification deed registered on 11.06.2024, no clause of the Collaboration Agreement 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