



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 "DAA HOME PALM DRIVE" over an area measuring 25.012 acres falling in the revenue estate of village Phoosgarh & Indri, Sector-7 Indri, District Karnal vide

Registration No. HRERA-PKL-KRL-600-2024

Dated: 02.07.2024

2. The Licencee/Landowners of the Project are – Sh. Amit, Sh. Shivam, Sh. Dharampal and Smt. Anupriya. Promoter of the project is DAA HOME REALTORS PVT. LTD having its registered office at 458-R, Model Town, Panipat, 132103, Haryana. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70103HR2021PTC094309 having PAN No. AAICD4311Q.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

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.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- 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 28.02.2029.

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.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- 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 0.499 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. 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.
- vi. The promoter and licensee/landowners 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.
- vii. 11 KV HT Line and 33 KV HT Line passes through the site. 48 plots falling under HT Line and Pirsthan shall be freezed until the release of the same by DTCP (Plot No. 309, 304-308, 200-201, 182-186, 172-179,144-152, 291-292, 265-272, 110, 143, 416-417 fall under HT Line) and (157-158 under Pirsthan) having a total area of 6328.27 sqm . The Promoter shall inform HRERA, Panchkula after de-freezing of the above-mentioned plots.



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

viii. As per the collaboration agreement, the promoter will provide 50% of developed area of residential and commercial plots to the Licencee/Landowners. The Promoter shall handover/physical possession of the following plots to the Licencee/Landowners after the grant of Completion Certificate.

Following plots coming to the share of Licencee/Landowners-

(a) Sh. Dharam Pal , Sh. Amit Arora, Sh. Shivam Arora cannot be put to sale by the promoter:

Sr. No	Type and Plot No.	Total Plots	Area of each Plot (Sqm)	Total Area of Plots (Sqm)
1.	D - 17-32	16	111.63	1786.08
2.	E - 37 - 44	8	111.35	890.80
3.	F - 52 - 54	3	81.06	243.18
4.	G - 55 - 57	3	133.79	401.37
5.	A1 - 67 - 73	7	147.06	1029.42
6.	A- 76 -77	2	139.53	279.06
7.	B- 78 -93	16	146.12	2337.92
8.	C- 111 -112 115-116 119-120 123-124 127-128 131-132 135-136 139-140 143	17	149.34	2538.78
9.	H- 144 to 147 153 to 161	13	145.56	1892.28

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

10.	I – 172 -181	10	132.64	1326.40
11.	J – 182 -191	10	127.18	1271.80
12.	K- 213 -234	22	128.93	2836.46
13.	O- 286 -297	12	125.63	1507.56
14.	L1 – 323 -327	5	139.65	698.25
15.	M1 – 345 - 354	10	128.24	1282.40
16.	Q3 – 396-397 400-401 404-405 408-409 412-413 416-417	12	98	1176.00
17.	R – 418 to 421 429to432	8	125.72	1005.76
18.	R1 – 433 - 435	3	135.90	407.70
19.	Q1 – 447 - 454	8	93.69	749.52
Total		185		23660.74

(b) Sh. Dharam Pal , Smt. Anupriya cannot be put to sale by the promoter:

Sr. No	Type and Plot No.	Total Plots	Area of each Plot (Sqm)	Total Area of Plots (Sqm)
1.	L – 258 to 267	10	126.03	1260.30
2	N – 269 to 274	6	128.22	769.32
3.	M1 – 375 to 384	10	128.24	1282.40




HARYANA REAL ESTATE REGULATORY AUTHORITY

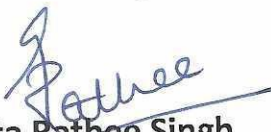
PANCHKULA


4.	M – 385 to 394	10	139.39	1393.90
5.	P1 – 306 to 308	3	121.44	364.32
6.	P – 314 315 318	3	118.29	354.87
TOTAL		42		5425.11


ix. That as per the Joint Undertaking dated 03.06.2024, both the parties i.e., the Developer and Landowner/licencees have agreed and it is stated that “ the parties agreed and accepted that if the landowner wants to sell of their plots, then with the written consent of the landowners , the plots falling under the share of landowner will be sold by Developer and consideration of said plots shall be paid by the Developer from 30% Account to the Landowners , after deducting the selling charges, if any.

x. The promoter shall submit documents showing entry of licensed land in the Revenue records within a period of 30 days from the date of issuance of this registration certificate.


 Chander Shekhar
 Member


 Dr. Geeta Rathee Singh
 Member


 Nadim Akhtar
 Member


 Parneet S Sachdev
 Chairman