



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 (DDJAY-2016) namely "NARENDRA TOWN SQUARE" over an area measuring 13.231 acres falling in the revenue estate of village Prithla, Sector-6, Palwal vide

Registration No. HRERA-PKL-PWL-601-2024

Dated: 02.07.2024

2. The Licencee/Landowners of the Project are – Narendra Infra Buildtech LLP, Sh. Mukesh Kumar Aggarwal, Sh. Nishant Aggarwal , Elkay Overseas India. Promoter of the project is NARENDRA INFRA BUILDTECH LLP having the following partners : ((i) Sh. Mukesh Kumar Aggarwal, (ii) Sh. Nishant Aggarwal, (iii) Sh. Ankit Aggarwal, (iv) Sh. Kushal Aggarwal,(v) Sh. Vipul Aggarwal) and registered office at No. 202 Vikramaditya Tower, Alaknanda Market, Kalkaji, South Delhi, 110019, Delhi registered with Registrar of Companies, National Capital Territory of Delhi having LLPIN- ACD-8894 and PAN No. AAVFN9834E.

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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 .
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 30.06.2026.

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.

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- 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 duly approved building plans in respect of commercial pocket measuring 0.527 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.
- iv. 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.
- v. That the Promoter and the Landowner/Licencee M/s Elkay Overseas India vide undertaking dated 04.06.2024 have agreed that the landowner/licencee shall receive an amount of Rs. 1,03,00,000/- (One crore Three Lakhs only) on or before 30.06.2025 as per the collaboration agreement.
- vi. The promoter and licencee/landowners shall comply with the provisions of Section-4(2)(l)(d) of RERD 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.



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- vii. 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.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman