



# 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 "Vision Pride" over an area measuring 12.156 acres situated in the revenue estate of Village Garh Shahjahanpur, Sector 17, Sonipat vide

**Registration No. HRERA-PKL-SNP-605-2024**

**Dated:12.07.2024**

2. Promoter of the project is Jindal Infra Build Private Limited having its registered office at H. No.-6, Gali No.-1, Rajiv Colony, Narela, New Delhi, 110040. The Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U45201DL2006PTC147265 and having PAN No AABCJ6718N. However, the Landowner/Licencees are Jindal Infra Build Private Limited, CRS Infraprojects Ltd & Sh. Utsav Bhasin.

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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 07.05.2028.

**Special Conditions**

- i. Both the Promoter and landowner/licensees shall comply with the provisions of Section 4(2)(I)(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/licencees cannot be put to sale by the promoter:-

a. **M/s CRS Infra Projects Pvt. Ltd.**

S. No.	Plot Nos.	Area of each Plot (in Sq. mtrs.)
1.	1	147.00
2.	2	147.00
3.	3	147.00
4.	4	147.00
5.	5	147.00

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6.	8	131.15
7.	9	131.15
8.	12A	131.15
9.	14	131.15
10.	26	129.92
11.	27	129.92
12.	28	129.92
13.	29	129.92
14.	30	129.92
15.	197	117.337
16.	198	117.37
17.	206	140
18.	207	140
19.	208	140
20.	209	140
21.	210	140
22.	211	140
Total	22 Plots	<b>2983.874</b> sq mtrs.

b. **Sh. Utsav Bhasin:-**

S. No.	Plot Nos.	Area of each Plot (in Sq. mtrs.)
1.	64	143.571
2.	65	143.571
3.	66	143.571
4.	67	143.571
5.	68	143.571
6.	69	143.571
7.	70	143.571
8.	71	143.571
9.	72	143.571
10.	73	143.571
11.	74	143.571
12.	75	143.571



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Total	12 Plots	1722.852 sq mtrs.
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- 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 site measuring 0.477 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. 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. That as per the joint affidavit dated 03.07.2024, both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- viii. That as per the joint affidavit dated 03.07.2024, 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.
- ix. That following Plots falling under the HT Line shall be freezed until defreezed by the DTCP:


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Sr. No.	Plot No.	No. of Plots	Area of Each Plot (in Sqm)	Total Area of Plots (In sqm)
1.	1 to 5	5	147	735
2.	6	1	124.173	124.173
3.	8, 9, 12A, 14, 15, 22.	6	131.2	787.2
4.	7	1	131.15	131.15
5.	26 to 30	5	129.92	649.6
6.	61 to 63	3	115.522	346.566
7.	64 to 76	13	143.571	1866.423
8.	206 to 211	6	140	840
9.	197 to 201	5	117.337	586.685
10.	195	1	142.245	142.245
11.	196	1	138.395	138.395
	Total	47		6347.437 Sqm

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman