



## 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 "SIRSA GREENS" over an area measuring 10.343 acres falling in the revenue estate of village Kanganpur, Sector-1, Sirsa vide

**Registration No. HRERA-PKL-SRS-609-2024**

**Dated: 12.08.2024**

2. The Licencee/Landowners of the Project are – Sh. Rajesh Goyal, Sh. Gaurav Kumar, Sh. Sandeep Choudhary, Sh. Satya Prakash Yadav, Sh. Vivek Rao and Sh. Vishavjeet . Promoter of the project is Vanessa Builders and Developers Pvt. Ltd.- a Private Limited Company (with the following Directors : i. Sh. Rajiv Gulati , ii. Sh. Rakesh Kumar) and having its registered office at Garhi Bolni Road, Rewari, 123401 registered with Registrar of Companies, National Capital Territory of Delhi having CIN- U70109HR2022PTC101674 and PAN No. AAICV5842L.

# 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](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.



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

- 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 29.10.2028.

### **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 0.246 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)(I)(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.
- vii. Following plots coming to the share of Licensee/Landowners cannot be put to sale by the promoter:

Sr. No	Landowner	Block	Plot No.	Total no. of Plots	Area of each Plot (Sqm)	Total Area of Plots ( Sqm)
1.	Sh. Rajesh Goyal	C	15-26 27 28	18	118.8 116.952 107.382	2175.58
		H	136-		149.5	
		J	137		142.805	
		K	138		83.85	



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

			148			
2.	Sh. Gaurav Kumar	E	81-94	14	134.90	1888.6
3.	Sh. Sandeep Choudhary	G	97-103	7	130.53	913.71
4.	Sh. Satya Prakash Yadav	G	108-114	7	130.53	913.71
5.	Sh. Vivek Rao	G	118-124 127-132 133	14	130.53 130.53 131.767	1888.65
6.	Sh. Vishavjeet	L	166-172 175-184	17	113.940 115.020	1947.78

viii. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman