



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 "HL City Sector 40 Part 2" over an area measuring 18.55 acres situated in the revenue estate of Village Nuna Majra & Barktabad, Sector-40, Bahadurgarh, District Jhajjar vide

Registration No. HRERA-PKL-JJR-616-2024

Dated:17.09.2024

2. Promoter of the project is HL Residency (Proprietorship Firm) through Proprietor Shailaja W/o Sh. Rakesh Joon, having its principal place of business at Shop No. 8, Commercial Complex, HL City Sector 37, Bahadurgarh, Distt Jhajjar, 124507, Haryana. Promoter is a proprietor having GST No. 06BCSPS5048B1ZE and PAN No BCSPS5048B. However, the landowner/licencees of the project are H.L. Residency Firm (Proprietor Shailaja), Sh. Amit Joon, Sh. Dharmender-Devender, Sh. Satpal, Sh. Sanjay, HL Residency Pvt. Ltd. and Sh. Rakesh Joon.

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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) This registration shall be co-terminus with the license granted by DTCP, Haryana and the promoter shall have to get the same renewed till the proposed date of completion i.e. 08.08.2029.

Special Conditions

- i. The Promoter shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 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: -

S. No.	Landowner/Licencee	Plot Nos.	No. of Plots	Area (in Sq. meter)
1	Sh. Amit Joon	403 to 209	7	1044.96
2	HL Residency Pvt Ltd	410 to 429	20	3014.85
3	Sh. Devender Joon and Sh. Dharmender	248 to 258	3	444.19



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4	Sh. Satpal Singh	249 to 251 and 255 to 257	6	884.94
5	Sh. Rakesh Joon	400	1	149.28
6	Sh. Sanjay Singhal	200 to 208	9	1280.52

- 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 0.736 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 24.08.2024, both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- viii. That as per joint undertaking cum affidavit dated 24.08.2024, 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.



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- ix. 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.
- x. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account
- xi. 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.


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member