



HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA



CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered a pocket of Residential, Open Space & Public Utility on land measuring 22.51 Acres situated in Sector 37, Bahadurgarh, Distt. Jhajjar vide

Registration No. HRERA-PKL-JJR-614-2024

Dated:09.09.2024

2. Promoter of the project is Haryana Shehri Vikas Pradhikaran, through Estate Officer Bahadurgarh having PAN No AAAAH0087M.

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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.
 - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.



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- 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 31.12.2026.

Special Condition

- I. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- 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. 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 escrow




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account shall be subsequently changed by the promoter without the prior permission of the Authority.

- IV. 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.
- V. An area measuring 1.44 acres forming part of 18 residential plots and 0.20 acres forming part of R.B./Social Charitable/Dharamshala site is hereby freezed, since the zoning plans of these sites are yet to be approved. The promoter shall submit zoning plan of the said sites within a period of three months. The promoter shall not sell/dispose of any part/unit of the above area till zoning of the above sites is approved and the said area is released by the Authority.


Chander Shekhar
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman