



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of a Group Housing Colony namely "SPLENDOR GRANDE PHASE 2" on FAR measuring 54442.77 sq. mts. falling in the revenue estate of village Azizulapur, Sector-19, Panipat vide

Registration No. HRERA-PKL-PNP-618-2024

Dated: 01.10.2024

2. Promoter/licencee of the project is Splendor Landbase Limited having its registered office at Unit no. 501-511, fifth floor, Splendor forum, Plot no. 3, Jasola District Centre, South Delhi-110025, Delhi. Promoter is a Public Company (limited by shares) registered with Registrar of Companies, National Capital Territory of Delhi with CIN U45201DL2002PLC118130 having PAN No AAECA3986E.

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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 flat/apartment, 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 flats/apartments 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.
 - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.



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- 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 flats/apartments.
- 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. 30.06.2029.


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 flats/apartments 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.
- III. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- 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. That the said land has an encumbrance in favour of IDBI TRUSTEESHIP SERVICES LIMITED (IDBI) amounting to Rs. 61.70 crores for project development. The repayment of the said loan shall be from the 30% account. The promoter will execute registered Sale Deeds/Conveyance Deeds in favour





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of allottees after 100% consideration of plots is paid by the allottee in the Escrow Account and the Bank/Financial Institution issues NOC for the execution of such deeds.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman