



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

## CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered an FAR of 55728 Sq. mtrs. (Phase-I) of the group housing site measuring 60718 sq. mtrs namely "HL Group Residencies" i.e. Plot No: GH 3 situated in Phase II Sector 30B IMT Rohtak vide

**Registration No. HRERA-PKL-ROH-592-2024**

**Dated:06.06.2024**

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.

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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 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.



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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 flats/apartments.
- ix) the said project shall be completed by i.e. 13.05.2029.

### **Special Conditions**

- i. The remaining FAR of the project measuring 57271 Sq. mtrs. is freezed till the time, the remaining 50% of the payment is made to HSIIDC under intimation to the Authority. Since the payment of this area is yet to be made, the promoter shall not sell/dispose of any part/unit of phase II till it is registered by the Authority.
- ii. 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.
- iii. 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.



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- iv. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval.
- v. Promoter shall submit duly approved building plans in respect of commercial pocket having an FAR of 531.283 sq. mtrs. to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman