



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "KLJ Greens- comprising of Tower B-8, B-9, B-10, J-1 & J-2" having an FAR of 40636.58 sq.mtrs (forming part of a larger group housing colony measuring 50.325 Acres) situated in village Nimka, Faridabad, Haryana vide

Registration No. HRERA-PKL-FBD-594-2024

Dated: 1.06.2024

2. The licensee/promoter of the project is KLJ Developers Private Limited having its registered office at KLJ House 8 A, 5th Floor Shivaji Marg, Najafgarh Road, West Delhi, 110015. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U45201DL2006PTC145296 having PAN No. AACCK7445E.

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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) 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,



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- 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.
 - 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) submit a copy of license after getting it renewed from time to time till the completion of the project i.e. 31.12.2039 measuring 50.325 acres.

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

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subsequently changed by the promoter without the prior permission of the Authority.

- ii) The promoter shall complete the present project and obtain occupation certificate for the same by 31.12.2030 and complete the entire project measuring 50.325 acres and obtain completion certificate for the same by 31.12.2039. The promoter shall not charge from the allottees for the common facilities such as club etc until said facilities are operational in the project. The promoter shall also incorporate these conditions in the allotment letter/builder buyer agreements to be executed with the allottees of the project.
- iii) The registration of the project shall be co-terminus with the validity of the licenses granted by DTCP, Haryana.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman