



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 "Royal Residency", on land measuring 3.4568 acres (FSI of 5 acres) forming a part of total licensed area measuring 48.038 acres situated in Sector 89, Faridabad, Haryana vide

Registration No. HRERA-PKL-FBD-646-2024

Dated: 23.12.2024

2. The Promoter of the project is ORS Infrastructure Private Limited, having its registered office at 1731/1, Gurudwara Road, Kotla Mubarakpur, New Delhi 110003. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN: U45402DL2007PTC160425 having PAN No. AAACO9050H. However, the landowner/licencees of the project are M/s Triveni Ferrous Infrastructure (P) Ltd.(now known as maximal Infrastructure Pvt. Ltd.), Sumit S/o Sh. H.C. Mittal and M/s Ferrous Alloys Forgings (P) Ltd.

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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, including the information relating to flats/aprtments 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 **31.12.2026**. However, the registration shall be co-terminus with the License granted by DTCP, Haryana.

Special Conditions

- i. The promoter should submit the copy of revalidated building plans within a period of sixty days from the issuance of this registration certificate, till then no construction should be undertaken at site.
- ii. As per the affidavit dated 02.12.2024, the promoter shall maintain 3.4568 acres of the project land as per the agreement entered into with the licensee and also as per the condition imposed by the DTCP.
- iii. As per the affidavit dated 02.12.2024, if the internal development works are not executed by the licensee company, (i.e. Maximal Infrastructure Pvt. Ltd.), as per the agreement till the completion of the project, i.e., 31.12.2026, the promoter will be

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liable to execute the same by the said date to ensure that the units are operational and an application for occupation certificate could be filed before the DTCP.

iv. As per the affidavit dated 02.12.2024, since the area of the project is 3.4568 acres and the FAR being permitted is 5.0 acres (i.e. 2.53), therefore the allottees shall be eligible for 3.4568 acres of proportionate undivided share in the land. The consent from the existing allottees to this effect be submitted by the promoter/association within a period of sixty days from the issuance of this registration certificate and this clause be inserted in the BBAs to be executed.

v. 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.

vi. 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 units/apartments shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.

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vii. Promoter shall submit a copy of service plans and service estimates to the Authority immediately after their approval by Town & Country Planning Department.

viii. 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.

ix. 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.

(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) This grant of registration is without prejudice to any rights of the allottees accrued as per RERA Act, 2016 or the Rules or Regulations made thereunder.


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(xii) The promoter shall also construct the EWS flats falling to his share before 31.12.2026 i.e, till the date of completion of general category flats.


Chander Shekhar
Member


Dr. Geeta Rathi Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman