



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA



CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable residential plotted colony (under DDJAY-2016) namely "Uklana Enclave" over an area measuring 11.031 acres situated in the revenue estate of Village Uklana, Sector-8, Uklana, District Hisar vide

Registration No. HRERA-PKL-HSR-656-2025

Dated:14.01.2025

2. Promoter of the project is Agroha Developers, having its registered office at Shop No. 7, Agroha Mor, Near Punjab National Bank, Agroha, District Hisar, 125001, Haryana. Promoter is a Partnership Firm (having three partners i.e. – Sh. Ravi Beniwal, Sh. Krishan Kumar and Sh. Vijender Pal) having Registration No. 06-12-2023-00105 and PAN No ACBFA8563F. However, the Landowner/ licensees are Sh. Prashant Kalra and Agroha Developers

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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.

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- 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 plots.
- ix) the said project shall be completed by 31.03.2028. However, the registration shall be co-terminus with the License granted by DTCP, Haryana.

Special Conditions

- i. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) 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.
- ii. That 18 plots of K Block (Plot No. 181-198), 3 Plots of G Block (Plot No. 139-141), total 21 numbers measuring 2447.64 sq. mtrs. coming to the share of landowner/licencee i.e., Sh. Prashant Kalra cannot be put to sale by the promoter and shall be handed over to the land owner/licensee after the grant of completion certificate by DTCP, Haryana.

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- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iv. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.223 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- v. 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.
- vi. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- vii. That as per the joint undertaking cum affidavit dated 07.11.2024, both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- viii. That as per joint undertaking cum affidavit dated 07.11.2024, the promoter shall not change or revoke the terms of the collaboration agreement in any condition and always keeps the collaboration irrevocable and unchangeable.
- ix. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting the interest of the allottees.
- x. 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 RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.

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- xi. 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.
- xii. 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.
- xiii. The following plots falling under mortgaged land cannot be sold by the promoter without the written consent of DTCP, Haryana: -

Sr. No.	Plot No.	Area (sq mtrs.)	No of Plots	Total Area (in sq mtrs)
1	179-188	117.43	10	1174.30
2	178	115.33	1	115.33
3	175-177	131.95	3	395.85
4	167-172	127.61	6	765.66
	Total		20	2451.14


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman