



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



## CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered a commercial site measuring 0.72 acres (comprising of 8 SCOs bearing nos A01 to A08) forming part of total area measuring 2.11 acres namely "The Valley Central" situated in the revenue estate of Village Bhagwanpur, Sector 2 & 3, Pinjore Kalka Urban Complex, Distt. Panchkula vide

**Registration No. HRERA-PKL-PKL-626-2024**

**Dated: 23.10.2024**

2. Promoter of the project is DLF Homes Panchkula Private Limited, having its registered office at 2nd Floor, DLF Gateway Tower, DLF City Phase - III, National Highway-8, Gurugram, Haryana-122002. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi and Haryana, with CIN U45400HR2007PTC038443 having PAN No AABCH8735M. However, the Landowner/Licencees are M/s Gavel Builders & Construction (P) Ltd., M/s Keyna Builders & Construction (P) Ltd.,

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M/s Jingle Builders & Developers (P) Ltd., M/s Morina Builders & Developers (P) Ltd., M/s Jesen Builders & Developers (P) Ltd., M/s Morven Builders & Developers (P) Ltd., M/s Morgan Builders & Developers (P) Ltd., Sh. Ghansham Singh, Sh. Vivek Singh, Sh. Nirmal Singh, Sh. Karam Singh, Sh. Dharam Singh, Sh. Rajpal Singh, Sh. Mehar Singh, Sh. Jaspreet Singh, Sh. Pritpal Singh, Sh. Birdevinder Singh, Sh. Harpreet Singh, Sh. Harish, Sh. Mehar Singh, Sh. Sanjay, Sh. Prem, Sh. Manmohan, Sh. Ram Nath, Sh. Joginder Singh, Sh. Sandeep, Smt. Krishna Devi, Smt. Laleeta, Smt. Saroj, Sh. Munshi Ram, Sh. Baldev Singh, Smt. Leela Devi, Sh. Sanjay Kumar, Sh. Ranjay Kumar, Sh. Vijay Kumar, Sh. Karam Chand, Sh. Daulat Ram, Sh. Amit Goyal, Sh. Narinder Singh, Sh. Tejeender Singh, Sh. Sita Ram, Smt. Dropti Devi, Smt. Purni Devi, Smt. Shankri Devi.

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



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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 unit/shop/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 units/shops/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 units/shops/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.

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**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 units/shops/apartments shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- ii. 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.
- iii. 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.
- iv. Landowning/Licencee companies and the developer shall jointly sign the BBA and execute the conveyance deeds with the allottees of the aforementioned SCOs.

  
Dr. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman