



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 "South City-2" over an area measuring 10.681 acres situated in the revenue estate of Village Jhajjar, Sector 37, Distt. Jhajjar vide

Registration No. HRERA-PKL-JJR-637-2024

Dated:06.11.2024

2. Promoter of the project is Cellular Consultants Private Limited, having its registered office at 28 B, 1st Floor Pocket B SFS Flats, Mayur Vihar, Phase 3, East Delhi, 110096. The Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U74140DL1996PTC079913 and having PAN No AAACC3821E. However, the licencees are Smt. Kalawati, Sh. Sunil,

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Poonam, Ramesh, Ms. Jyoti Bansal, Ms. Meenakshi, Ms. Preeti, Smt. Meenakshi Devi, Smt. Pinki Devi, Smt. Indresh, Smt. Santosh, Sh. Randhir Singh, Ran Singh, Mir Singh, Rajesh Kumar, Sh. Veer Bhan, Vijender Singh, Sh. Jawahar Lal urf Mahabir, Lakhan, Sh. Rakesh Kumar, Dharambir, Sh. Rati Ram, Sh. Vijay, Sh. Om Prakash, Suraj Bhan, Sarjeet, Krishan, Smt. Anita Devi, Smt. Bimla, Smt. Pooja and Ms. Pooja.

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



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- every quarter, including the information relating to plots 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 plots.
 - ix) the said project shall be completed by 24.07.2029. 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 following plots coming to the share of landowner/licencees cannot be put to sale by the promoter: -



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1. KALAWATI, SUNIL, POONAM AND VIJAY

S. No.	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
1	F1	94 and 95	120.69	2	241.38
2	C	100	101.922	1	101.922
3	C	102	94.88	1	94.88
4	G	103 to 107	105.6	5	528
5	G	113	129.8	1	129.8
6	H	114	80.81	1	80.81
7	H	115	84.65	1	84.65
8	H	116	88.49	1	88.49
9	H	117	92.33	1	92.33
10	H	118	96.18	1	96.18
11	J	121 to 124	115.408	4	461.632
12	K	130	82.458	1	82.458
13	K	131 to 132, 136 to 137	105.82	4	423.28
			Total	24	2505.812

2. OM PARKASH, SURAJBHAN, SARJEET, KRISHAN, ANITA DEVI AND SANTOSH

S. No.	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
1.	K	138	105.82	1	105.82
2.	L	142 to 143, 146	113.603	3	340.809
3.	M	152 to 155	103.648	4	414.592
4.	M	156	149.9	1	149.9
5.	N	157	123.105	1	123.105
6.	N	158 to 163	102.635	6	615.81
			Total	16	1750.036

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3. RAMESH, DEEPAK, AMIT KINHA, SURAJ BHAN, SUBHASH GUJJAR

S. No.	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
1.	A	1 to 5, 9	141.55	6	849.3
2.	B	10, 17 to 19, 21, 24, 28, 30 to 33	107.611	11	1183.721
3.	C	34 to 37, 41	110.633	5	553.165
4.	C	45 to 46	94.88	2	189.76
5.	C	47	90.062	1	90.062
6.	D	48 to 54, 56, 59, 63 to 66	128.468	13	1670.084
7.	E	72 to 76	98.668	5	493.34
8.	F	78, 84 to 89	134.235	7	939.645
		Total		50	5969.077

4. POOJA, MINAKSHI AND PINKI DEVI

S. No.	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
1.	N	164, 174 to 182	102.635	10	1026.35
2.	O	191 to 194, 199 to 202	112.2	8	897.6
3.	P	208 and 209	75.891	2	151.782
		Total		20	2075.732

5. INDRESH

S. No.	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
1.	J	120	149.955	1	149.955
		Total		1	149.955



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That the above-mentioned plots shall be physically handed over to the landowner/licencees after the issuance of completion certificate by the DTCP, Haryana.

- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iv. That the promoter shall not sell any part of the commercial site measuring 0.366 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall allot the commercial plotted area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement executed with the licencee/landowners in this regard should also be submitted to the Authority.
- 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.
- vi. That as per the joint undertakings cum affidavit both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- vii. That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified without the prior



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consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.

viii. 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.

ix. 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

x. 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.


xi. The following plots mortgaged under Internal development works by the DTCP shall be kept as freezed and will not be sold till they are de-mortgaged by the office of DTCP and Rera, Panchkula :-





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S. No.	Plot Type	Plot No.	Area of Each Plot (in Sqm.)	Total Plots	Total Area (in Sqm)
1.	A	01 to 09	141.550	9	1273.950
2.	D	48 to 53	128.468	6	770.805
3.	E	72 to 76	98.668	5	493.338
		Total		20	2538.09


Chandar Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman