



**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 (DDJAY-2016) namely "Royal City Fatehabad" over an area measuring 11.343 acres situated in the revenue estate of village Basti Bhiwan, Sector-12, Fatehabad vide

**Registration No. HRERA-PKL-FTB-639-2024**

**Dated: 20.11.2024**

2. Licencee/Landowners of the project are Sh. Amar Lal, Sh. Pawan Kumar, Sh. Sanjeev Kumar, Sh. Ravinder Kumar, Smt. Suman Lata, Smt. Kamlesh, Sh. Sunny, Sh. Mohit, Sh. Chirangilal and Sunrise Realty. Promoter of the Project is Sunrise Realty Associates - a Partnership Firm (having partners: Sh. Kunal Nagpal, Sh. Anshul Bhayana, Sh. Rajan Mehta and Sh. Raj Kumar) having its principal place of business at 121, First Floor, New Anaj Mandi, Sirsa, 125055, Haryana and PAN No. AEZFS9994Q.

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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](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 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.
  - 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.



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- 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.

### **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 plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- II. Promoter Sunrise Realty Associates 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.
- III. 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.



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- IV. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- V. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.363 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.
- VI. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- VII. 25 plots (Plot no. 148-163, 164-171 & 179) measuring 2746.37 sq. mtrs. as shown mortgaged against Bank Guarantee of IDW & EDC cannot be sold by the promoter without the written consent of DTCP, Haryana and RERA, Panchkula.
- VIII. 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.
- 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 hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The



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Authority retains the power to issue any appropriate orders for protecting interests of the allottees.

XI. That as per the joint 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.

XII. Following plots coming to the share of landowner/licencees cannot be put to sale by the promoter and can only be allotted to landowners after the grant of Completion certificate by DTCP, Haryana:

Sr. No.	Plot No.	Plot Type	Total Plots	Landowner
1.	148-163	O	16	Sh. Amar Lal
	141-147	P	7	
	134-140	Q	7	
	187-188	M	2	
	172	L2/1	1	
	47	D1/1	1	
2.	164-171	N	8	Sh. Pawan Kumar, Sh. Sanjeev Kumar, Sh. Chirangilal Sh. Ravinder Kumar, Smt. Suman Lata, Smt. Kamlesh, Sh. Sunny & Sh. Mohit
	189-203	R	15	
	117-122	J	6	
	123	J1/1	1	
	124	J2/1	1	
	125	J3/1	1	
Total			66	

XIII. 11 KV HT Line passes through the site so a total no. of 18 plots (Plot no. 164-171, 180-185, 187-188 & 202-203) are freezed until defreezed by DTCP, Haryana.



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XIV. 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.

XV. No clause of the Collaboration Agreement/GPA shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter and licensee/landowners should also not execute an addendum to the collaboration agreement/GPA without the prior consent of DTCP Haryana and RERA.

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman