



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Mansarover Industrial Park" an Industrial plotted colony to be developed over land measuring 28.998 acres situated in the revenue estate of village Azizullapur, Tehsil & District Panipat vide

Registration No. HRERA-PKL-PNP-707-2025

Dated: 03.06.2025

2. Promoter of the project is M/s Kuber Spintex Pvt Ltd having its Registered office at Plot no. 111/1, M.I.D.C. 13th Road, Andheri, Mumbai, Maharashtra-400093. Promoter is a Private Limited company registered with Registrar of Companies, Mumbai having CIN U70100MH1997PTC112637 and PAN No. AABCK8637K. Landowner/licencees of the project are Smt. Usha, Smt. Veena, Sh. Mannan and Sh. Kuber.

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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.
 - 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 plot.
- ix) the said project shall be completed by 30.11.2029. However, the registration shall be co-terminus with the license granted by DTCP, Haryana.

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 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- II. The promoter and landowner/licencees 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.
- III. That as per the joint undertaking dated 09.05.2025, both the promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.

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- IV. 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.
- V. 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. 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.
- VII. 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.
- VIII. 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.
- IX. Promoter shall submit documents showing entry of license in the revenue record within 30 days of issuance of registration.
- X. That the promoter shall not sell any part of the commercial site measuring 1.161 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 60% saleable area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.




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- XI. Plot nos. 1-7, 14, 16-23, 26-31, 33, 34, 111 & 112 are mortgaged under EDC/IDW by the DTCP and shall be kept freezed and will not be sold till they are de-mortgaged by the office of DTCP and RERA, Panchkula.
- XII. Following plots coming to the share of landowners cannot be put to sale by the promoter:

Sr. No.	Plot No.	Plot Type	Total Plots	Plot Size (Sq. Yards)	Landowners
1.	1-7	A	7	904	Smt. Usha, Smt. Veena, Sh. Mannan and Sh. Kuber
2.	8	B	1	1139	
3.	9-14 16-31 33-38	C	6 16	650	
4.	15 32	C1	1 2	687	
5.	39-44 46-59 61-66	F	6 14 6	753	
6.	45 60	F1	1 1	796	
7.	67-70	H	4	700	


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman