



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) namely "ASHA BAHADURGARH PHASE 2 EXTENSION" over an additional area measuring 7.66 acres situated in the revenue estate of village Nuna Majra, Sector 36, Bahadurgarh, District Jhajjar vide

Registration No. HRERA-PKL-JJR-724-2025

Dated: 24.06.2025

2. Promoter of the project is GNEX Realtech Private Limited having its registered office at F-10 Plot No. 10 Asaf Ali Road, Darya Ganj New Delhi-110002. Promoter is a Private Limited Company registered with Registrar of Companies, Delhi with CIN No. U70101DL2012PTC244685 having PAN No AAECG9631Q. The licencees of the Project are Sh. Ranbir Singh, Gnex Realtech Pvt. Ltd., Renu Realtech Pvt. Ltd. and ASL Projects Pvt. Ltd.

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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 plots.
- ix) the said project shall be completed by 22.10.2027. 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 residential plots and commercial area coming to the share of landowner/licencees cannot be put to sale by the promoter:

RENU REALTECH PVT. LTD.

Plot Type	Plot Numbers
L	L01 to L05
Total Plots	5



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RANBIR JOON

Plot Type	Plot Numbers
D	D01 to D09
E	E01 to E14
F	F01 to F07
G	G01 to G13
	G14 to G21
H	H01 to H06
I	I01 to I10
J	J01
K	K01 to K02
Total Plots	70

GNEX PROJECTS PVT. LTD.

Plot Type	Plot Numbers
L	L06 to L15
M	M01 to M26
N	N01 to N18
O	O01 to O03
Total Plots	57
Plus Commercial Area of 0.326 Acres	

That the above mentioned plots shall be allotted after the issuance of completion certificate by the DTCP, Haryana.

- Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.

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3. Promoter shall get the building plans in respect of commercial site measuring 0.581 acres approved from DTCP, Haryana and submit a copy of the same to the Authority along with deficit fee, if any. Promoter shall also allot commercial plotted area to the landowner before disposing of any part of commercial site.
4. 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.
5. 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.
6. That as per the joint undertaking both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
7. 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.
8. 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







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notice of size 3" x 3" (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.

9. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
10. 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.

 Chander Shekhar Member	 Dr. Geeta Rathee Singh Member	 Nadim Akhtar Member	 Parneet S Sachdev Chairman
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