



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 "Indiabulls Green Avenue" over an area measuring 15.406 acres situated in the revenue estate of Village Kharkhauda, Sector-2, Kharkhauda, District Sonapat vide

Registration No. HRERA-PKL-SNP-676-2025

Dated:19.03.2025

2. Promoter of the project is INDIABULLS URBANRESIDENCY LIMITED, having its registered office at A-2, First floor, Kirti Nagar, Ramesh Nagar, West Delhi, 110015. Promoter is a Public Limited Company (limited by Shares) registered with Registrar of Companies, Delhi with CIN U68200DL2008PLC182331 and having PAN No AABCI9390P. However, the landowner/licencee is Narender Gehlaut.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with 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.

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- 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 31.01.2028. However, the registration shall be co-terminus with the License granted by DTCP, Haryana.

Special Conditions

- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.369 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.
- 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.
- iv. 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

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grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.

- v. That as per the joint affidavit dated 27.02.2025, Sh. Narender Gehlaut, and Indiabulls Urbanresidency Limited (formerly known as Indiabulls Investment Advisors Limited) shall be jointly and severally liable under the provisions of RERA Act/Rules.
- vi. 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.
- vii. That as per the joint affidavit dated 27.02.2025, no modification /alteration etc. in the terms and conditions of Collaboration Agreement shall be undertaken except after obtaining prior approval of the DTCP, Haryana and RERA Authority at Panchkula, Haryana.
- 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 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" (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.



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- ix. That the share of the landowner/licensee as per collaboration agreement is 45% which shall be paid from the 30% free 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.


Chandar Shekhar
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman