



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of a Commercial Plotted Colony namely "Commercials in M3M City of Dreams II" over an area measuring 2.1 acres (forming part of a larger plotted colony measuring 251.9 acres) situated in the revenue estate of village Kabri and Taraf Insar, Sector-36 & 38, Panipat vide

Registration No. HRERA-PKL-PNP-688-2025

Dated: 30.04.2025

2. Promoter/Licencee of the project is M/s Uttirna Infraprojects Private Limited having its Registered office at Ground Floor, C-13, Sushant Lok, Phase-1, Block-C, Gurugram-122002, Haryana. Promoter is a Private Limited company registered with Registrar of Companies, Delhi with CIN U70109HR2021PTC097704, having PAN No AACCU9190Q.

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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/unit, 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/units 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/unit.
- ix) the said project shall be completed by 30.06.2030. 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/units 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. 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.
- III. 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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- IV. 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.
- V. 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.
- VI. That the said land has an encumbrance in favour of IndiaBulls commercial credit Ltd and Indiabulls Housing Finance Limited amounting to Rs. 1300 cr. The company has encumbrance of Rs. 37.5 cr. in favour of M/s Indiabulls Commercial Credit Limited. The repayment of the said loan shall be from the 30% account. The promoter will execute registered Sale Deeds/Conveyance Deeds in favour of allottees after 100% consideration of plots/units is paid by the allottee in the escrow account and the Bank/Financial Institution issues NOC for the execution of such deeds.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Parneet S Sachdev
Chairman