



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA



Form 'REP- III'

[See rule 5(1)]

CERTIFICATE FOR REGISTRATION OF PROJECT

The Director, Town & Country Planning had granted license for a Residential Plotted Colony namely Vatika City Central on land measuring 160.683 acres being developed in Sector 21,22,23 and 25 Ambala bearing license no. 100 of 2014 dated 13.08.2014 valid upto 12.08.2019. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered 11 plots having total area of 2880.12 sq mtrs. (Mahira Greens 2) forming part of this residential plotted colony. vide

Registration No. HRERA-PKL-AMB-739-2025

Dated:24.07.2025

2. The Promoter of the Project is V & M Realcon, having its registered office at 1st Floor,2B, Bank Colony, Ambala City, Haryana, 134003 Promoter is a Partnership Firm (having four partners i.e. – Sh. Anubhav Aggarwal,

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA Registration No. HRERA-PKL-AMB-739-2025

Smt. Meenu Bansal, Sh. Yatin Bansal and Sh. Vardaan Aggarwal)
bearing Pan No. AAUFV1485A.

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) 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.
 - iv) 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.
 - v) 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.



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA Registration No. HRERA-PKL-AMB-739-2025

- vi) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
- vii) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- viii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- ix) 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 **30.06.2027**. 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 100% Master Account, 70% Escrow Account and the 30% free account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also 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% account 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.



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA Registration No. HRERA-PKL-AMB-739-2025

- ii) 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.
- iii) 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.
- iv) The floors/units will be allowed to be occupied only after the completion of services in the colony has been granted by the DTCP.


Dr. Geeta Rathie Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman