



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted Licence No.90 of 2009 dated 30.12.2009 renewed upto 29.12.2024 for setting up of a residential plotted colony over an area measuring 50.7313 acres. Based on these licenses, the Haryana Real Estate Regulatory Authority, Panchkula has registered a commercial site measuring 2 acres namely "Gurutek Galleria Commercial Floors" forming part of already registered project bearing registration no. HRERA-PKL-RWR-338-2022 dated 22.08.2022 valid upto 15/05/2025 situated in the revenue estate of Village Dawana, Dhamlaka and Shahbazpur, Sector 25-26, Rewari vide

Registration No. HRERA-PKL-RWR-810-2025

Dated: 09.12.2025

2. Promoter of the project is GURUTEK ESTATE PRIVATE LIMITED, having its registered office at 318-319, Third Floor, DLF Star Tower Sector 30, Gurugram, Haryana, 122001 registered with Registrar of Companies, National Capital Territory of Delhi having CIN No. U70102HR2009PTC039647 and PAN No.AADCG5798H.

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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 shops/ apartments/units, 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 2018 and update the same periodically but not later than every quarter, including the information relating to shops/apartments/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 within one week 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 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 shops/apartments/units.
- ix) the said project shall be completed by 30.12.2030 .

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 shops/unit/apartment shall be sold. The Promoter is also directed to issue a public notice of minimum size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating details of 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 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 obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- 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


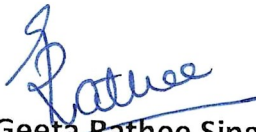




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grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.

- V. No advertisement/public notice be issued through any medium without affixing the QR code and RC number alongwith its validity issued by the Authority. The QR code and RC number 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 and the QR code should be affixed on the top right corner.

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