



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted License No. 148 of 2025 dated 14.08.2025 valid upto 13.08.2030 for setting up of an affordable residential plotted colony over (under DDJAY-2016) on additional land measuring 3.2125 acres (in addition to licence No. 46 of 2022 dated 13.04.2022), in favour of M/s Gnex Realtech Pvt. Ltd., M/s Gnex Infrabuild Pvt. Ltd, M/s Renu Realtech Pvt. Ltd. and M/s C.F.G. International Pvt. Ltd. in collaboration with M/s Gnex Realtech Pvt. Ltd.. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Asha Bahadurgarh Phase 4 Extension" having an area measuring 3.2125 acres situated in the revenue estate of Village Nuna Majra, Sector-36, Bahadurgarh, District Jhajjar vide

Registration No. HRERA-PKL-JJR-790-2025

Dated: 21.11.2025

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HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

2. Promoter of the project is M/s Gnex Realtech Pvt. Ltd., having its registered office at F-10, Plot No. 10, Asaf Ali Road, Darya Ganj, Central Delhi, New Delhi, 110002. Promoter is a Private Limited Company (having 3 directors i.e., Sh. Priya Galani, Sh. Satish Chand Gupta and Sh. Shreesh Asthana) registered with Registrar of Companies, National Capital Territory of Delhi with CIN: U70101DL2012PTC244685 having PAN No. AAECG9631Q. However, the landowner/licencees are M/s Gnex Realtech Pvt. Ltd., M/s Gnex Infrabuild Pvt. Ltd, M/s Renu Realtech Pvt. Ltd. and M/s C.F.G. International Pvt. Ltd..
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

HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA**

- 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 2017 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 within one week after publication.
 - 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 plots.
 - ix) the said project shall be completed by 01.10.2027. However, the registration shall be co-terminus with the validity of 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 (inches) (in two newspapers widely circulated in the area including one



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- in Hindi) 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.
- II. Promoter shall submit revised copy of approved service plans/estimates measuring 15.48 acres to the Authority within two weeks after their approval by Town & Country Planning Department.
 - III. Promoter shall also submit a copy of revised NOC/Clearance measuring 15.48 acres 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. The promoter shall obtain prior approval to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
 - V. No advertisement/public notice be issued through any medium without affixing the QR code and RC number 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.
 - VI. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
 - VII. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1251 Acres to the Authority



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

along with deficit fee, if any, till then, the promoter shall not dispose of any part/unit of the commercial pocket.

- VIII. That as per the joint undertaking dated 16.09.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- IX. 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.
- X. That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter has not to execute any addendum to the collaboration agreement in future.
- XI. That both the Promoter and landowner/ licencees shall comply with the provisions area of section as agreed 4(2)(L)(D) of RERA Act,2016 (as per their shareholding in the Saleable to in the Collaboration amount Agreement) which states that 70% of the separate account realised from the allottees, from time to time, shall be deposited in a to be maintained in a scheduled bank.
- XII. That following plots coming to the share of landowner/licencees sale cannot be put to sale by the promoter, however can be sold by the Landowners i.e. M/s GNEX Infrabuild Pvt. Ltd., M/s Renu Realtech Pvt. Ltd. & M/s CFG International Pvt. as per their shareholding:-

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

A. M/s GNEX Infrabuild Pvt. Ltd. share

Plot Type	Plot Number
A2 Type	K002 to K009
A3 Type	K010 to K011
TOTAL PLOTS	10

B. M/s Renu Realtech Pvt. Ltd. share

Plot Type	Plot Number
A1 Type	K001
B2 Type	K012
B3 Type	K013 to K027
	K029 to K043
C1 Type	K028
C2 Type	K046 to K050
TOTAL PLOTS	38
ADDL.: Commercial Area – 503.00 Sq. Mt.	

C. M/s CFG International Pvt. Ltd. share

Plot Type	Plot Number
C2 Type	K051 to K059
D2 Type	K060
TOTAL PLOTS	10


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman