



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of a Group Housing Project namely "The Unique Defence Co-Operative Group Housing Society Limited" to be developed over land measuring 2026.28 sq. mtrs. (FAR 3542.21 sq. mtrs.) situated in sector-13-17, Panipat (allotted by HSVP vide letter dated 14.09.15) vide

Registration No. HRERA-PKL-PNP-798-2025

Dated: 01.12.2025

2. Promoter/allottee of the project is "The Unique Defence Co-Operative Group Housing Society Limited", having its registered office at Plot No. GH-01, Sector 13-17, HUDA, Panipat. Promoter is a Cooperative Group Housing Society (Chairman: Sh. Sukhdev Singh Arora and Secretary: Sh. Narender Kumar) bearing registration no. 1718 and PAN No AANAT0667L.

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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 apartment/flat, 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 Rule 14 of the Rules 2017 and update the same periodically but not later than every quarter, including the information relating to apartment/flat 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.

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- vii) That the promoter shall submit the quarterly progress report 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 apartment/flat.
- ix) The said project shall be completed by 30.10.2030.

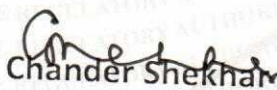
Special Conditions:

- 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 flat shall be sold. The Promoter is also directed to issue a public notice of minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi 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 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. 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.

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- V. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the members. The Authority retains the power to issue any appropriate orders for protecting the interests of the allottees.
- VI. Sh. Sukhdev Singh Arora shall sign and execute sale deeds/conveyance deeds on behalf of the Cooperative Society.
- VII. The promoter shall abide by the terms and conditions of allotment letter/possession letter and building plan approved by HSVP.


Chander Shekhar

Member


Dr. Geeta Rathee Singh

Member


Parmeet S Sachdev

Chairman