



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning granted License No. 126 of 2019 dated 20.09.2019 valid upto 19.09.2024 for setting up of an Affordable Residential Plotted Colony (under DDJAY, 2016) on land measuring 11.1970 acres in favour of B.G. Agritech Pvt. Ltd.; Silver Star Realtors Pvt. Ltd.; S.M.Housing Pvt. Ltd in collaboration with B.G. Agritech Pvt. Ltd. The license has been renewed upto 19.09.2026. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "SBH CITY YAMUNA NAGAR NORTH AVENUE-II" situated in the revenue estate of Bhatauli & Jagadhari, Sector 22 & 24, Distt. Yamuna Nagar, vide

Registration No. HRERA-PKL-YNR-983-2026

Dated: 14.09.2026

Promoter of the project is B.G. Agritech Private Limited having its registered office at 211, Ansal Bhawan, 16 KG Marg, New Delhi, 110001. Promoter is a Private Limited Company registered with Registrar of Companies, Haryana with CIN U15339DL2004PTC127306 having PAN No AACCB4176H.

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2. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with this certificate on the web portal of the Authority www.haryanarera.gov.in.
3. 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) 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 plot sold/booked and expenditure made in the project.
 - iv) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.
 - v) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.
 - vi) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.
 - vii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.

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viii) the said project shall be completed by 19.09.2027. The validity of license shall be coterminous with validity of license.

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 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. The payment plan approved by the Authority, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- III. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.4202 Acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning Department. Till then, the promoter shall not dispose of an part/unit of the commercial pocket.



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- IV. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- V. Promoter shall 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.
- VI. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity issued by the Authority. The QR code, RC number alongwith its validity be affixed on the top-right corner 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.
- VII. 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.
- VIII. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.



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- IX. Both the promoter and landowner shall comply with the provisions of section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank. All proceeds from sale of plots (of both the landowners and the promoter) shall be first deposited in 100% Master Collection Account from which 70 % of the amount shall be transferred to separate RERA Account on the same business day.
- X. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not to execute any addendum to the collaboration agreement subsequently.
- XI. That as per the joint undertaking, both the landowners and developer shall be jointly and severally liable under the provisions of RERA Act/Rules and Regulations made thereunder.
- XII. That following plots coming to the share of landowners cannot be put to sale by the promoter, however can be sold by the Landowners only:

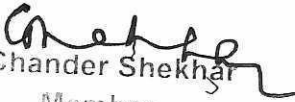
Name of Land Owner	Plot No.	Total Plots	Total Area (in Sqm)
M/s Silver Star Realtors Pvt. Ltd.	P8, B-129-131	4	444.788
M/s SM Housing Pvt. Ltd.	B-132-135	4	396.80
	B-64-73	10	992.00
	Total	18	1833.588

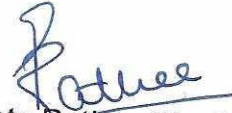
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XIII. Following Plots mortgaged shall not be sold by the promoter unless defreezed by the DTCP and RERA Panchkula:

Type of Plots	Area of plot in SQM	Plot No.	Total No. of Plots Mortgaged	Total area of Mortgaged Plots in SQM
A	90	1-18 & 20-22	21	1,890.00
B	99.2	23-31 & 57-59	12	1,190.40
D	108.5	56	1	108.50
O	140.1	19	1	140.10
P1	108.632	32	1	108.63
P3	148.002	55	1	148.00
TOTAL			37	3,585.63


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Parneet S Sachdev
Chairman