



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an affordable plotted colony under DDJAY namely "ANAND LOK" to be developed over land measuring 11.456 acres situated in sector 35, village Akbarpur Barota, Sonapat vide

Registration No.HRERA-PKL-SNP-201-2020 Dated: 04.06.2020

2. The promoter of the project is Ansal Properties and Infrastructure Ltd., 115 Ansal Bhawan16, K.G. Marg, New Delhi-110001. The promoter is a Company limited by shares registered with Registrar of Companies, Delhi with CIN: L45101DL1967PLC004759 having PAN No. AAACA0006D.

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3. The 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 the 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 name or definition except reasonable charges for maintenance of essential services and common facilities.

iv) 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,

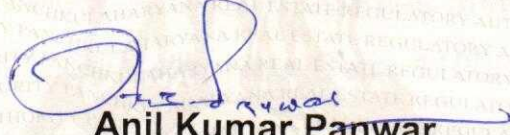
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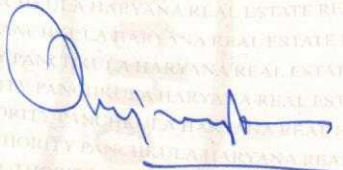
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including the information relating to plots sold/booked and expenditure made in the project.

- v) submit a copy of the brochure and each advertisement(s) to the Authority immediately after publication.
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) complete the project by 13th September 2024.
- ix) **Special Observation:** The promoter has been delaying payment of debts towards different institutions. The total debt towards banks amounts to Rs.127.17 crores whereas towards financial institutions it amounts to Rs. 4.54 crores and towards inter-company deposits it amounts to Rs. 11.08 crores. Considering the above, the Authority also directs that this certificate be published in the printed brochure inviting applications from the prospective buyers for allotment of plots/dwelling units.


Dilbag Singh Sihag
Member


Anil Kumar Panwar
Member


Rajan Gupta
Chairman