



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of a Residential Plotted Colony namely "BASANT VIHAR" on land measuring 36.77 acres situated in Sector-19 Narwana, District Jind vide

**Registration No. HRERA-PKL-JND-242-2021**

**Dated: 30.06.2021**

2. The promoter of the project is Sahiba Constructions Private Limited, having its registered office at A-62 Barsati Hauz Khas South Delhi 110016. The promoter is a Company Limited by Shares registered with Registrar of Companies, Delhi & Haryana with Corporate Identity Number- CIN: U74899DL1992PTC051451 having PAN No AAACS2013E.

*l*

# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

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](http://www.haryanarera.gov.in).

4. This Registration is being granted subject to the following conditions:

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) the Promoter shall 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, including the information relating to plots sold/booked and expenditure made in the project.

# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

- v) a copy of the brochure and each advertisement(s) shall be submitted 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) 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) that the promoter has applied for the grant of completion certificate to the Town and Country Planning Department on 02.02.2021. The said Completion Certificate is awaited.
- x) the said project shall be completed by 30.06.2022.


### **Special Condition**

i) that the land of the colony comprises of three licenses bearing no's 57 of 2011 dated 23.06.2011 measuring 7.262 acres; 65 of 2011 dated 21.07.2011 measuring 4.225 acres and License no. 243 of 2007 dated 25.10.2007 measuring 25.294 acres. The land under license no. 57 of 2011 and 65 of 2011 is owned by the promoter. On 22.02.2021, the Authorised representative of the promoter stated that out of land measuring 25 Acres forming part



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

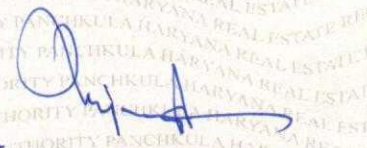
of License No. 243 of 2007, 21 Acres has already been transferred in favour of promoter and the application for transfer of remaining land is at advanced stage in Town and Country Planning Department. The promoter should therefore submit requisite documents relating to the transfer of License No. 243 of 2007 dated 25.10.2007 as and when granted by DTCP.



**Dilbag Singh Sihag**  
Member



**Anil Kumar Panwar**  
Member



**Rajan Gupta**  
Chairman