



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

The Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of a Residential Plotted Colony under DDJAY namely "ROYAL ENCLAVE" to be developed on land measuring 9.43 acres, situated in Village Bid, Sector-38, Hisar vide

Registration No.HRERA-PKL-HSR-265-2021

Dated: 27.09.2021

1. The promoter of the project is Tulsii Tubes Ltd., the Regd. Office is at House no.-1014, Sector-14, Hisar-125001. The promoter is a Public Limited Company registered with Registrar of Companies, Delhi and Haryana with Corporate Identity Number-CIN: U70100HR1987PLC030071 having PAN No. AAAC7626G.

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2. 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.
3. 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, 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) immediately after publication.



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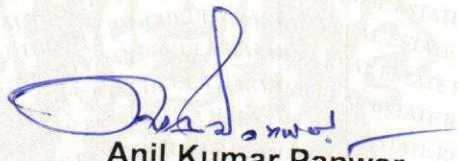
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) complete the project by 31st December, 2023.

Special Condition

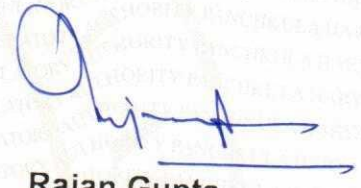
- i) The promoter shall get the building plans approved in respect of commercial pocket measuring 0.3716 acres and submit the same to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the said commercial pocket.



Dilbag Singh Sihag
Member



Anil Kumar Panwar
Member



Rajan Gupta
Chairman