



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of a Residential Group Housing Colony (under NILP Policy dated 11.05.2022) namely "The Presidential World" on land measuring 14.88 acres falling in village Kheri kalan, Sector-84, Faridabad, Haryana vide

Registration No. HRERA-PKL-FBD-622-2024

Dated: 01.10.2024

2. Promoter of the project is Marina Real Estate Builders LLP, having its registered office at 2/3, Purani Chungi, Old Faridabad, Faridabad, Haryana 121002. Promoter is a Limited Liability Partnership (having four partners i.e. – Sh. Devender, Sh. Ved Prakash Gupta, Ms. Poonam Gupta and Sh. Jetaish Kumar Gupta) registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN: ABA-6501 having PAN No. **ABTFM4550H**. However, the landowner/licencees of the project are

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Mansha Buildcon Pvt. Ltd., Sh. Chet Singh, Smt. Rakesh, Sh. Sidharth Partap Singh, and Sh. Subhash.

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 flat/apartment, 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 flats/apartments sold/booked and expenditure made in the project.



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- 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 flats/apartments.
- ix) the said project shall be completed by **18.02.2029**. However, the registration shall be co-terminus with the License granted by DTCP, Haryana.

Special Conditions

- (i) Both the Promoter and landowner/licensees 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 as mentioned in REP-I.
- (ii) The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no flats/apartments shall be



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sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.

(iii) That following units/apartments coming to the share of landowner/licencees cannot be put to sale by the promoter: -

S. No.	Landowner/ Licensee	Unit/Flat Nos.	No. of apartments	Area (in Sq. metre)
1	Sh. Siddharth Partap Singh	A13/201-204, A12/201	5	727.225
2	Mansha Buildcon Pvt. Ltd.	A14(101-104, 201-204), A17 (101-104, 201-204), A18 (101-104, 201-204), A19 (101-104, 201-204), A20 (101-104, 201-204), A21 (101-104, 201-204), A22 (101-104, 201-204), A23 (101-104, 201-204), A24 (101-104, 201-204), A25 (101-104, 201-204)	80	11635.60
3	Sh. Chet Singh urf Krishanpal	A46 (101-104, 201-204), A48 (101-104, 201-204),	20	2908.90
	Smt. Rakesh	A13 (101-104)		
4	Sh. Subhash Chowdhry	A45 (101-104, 201-204), A47 (101-104, 201-204)	16	2327.12

(iv) Area measuring 1.512 acre and 1.50 acre mortgaged to DTCP on account of EDC and IDC fee respectively is hereby freezed along with the units thereon which as per the statement provided by the promoter are as under:-

Unit/Flat Nos.	Area of each unit	No. of units/flats	Total Area (in Sq. metre)
A26 (101-104, 201-204), A27 (101-104, 201-204),	145.445	132	19198.70



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A28 (101-104, 201-204), A29 (101-104, 201-204), A30 (101-104, 201-204), A31 (101-104, 201-204), A32 (101-104, 201-204), A33 (101-104, 201-204), A34 (101-104, 201-204), A49 (101-104) A50 (101-104, 201-204), A51 (101-104, 201-204), A52 (101-104, 201-204), A53 (101-104, 201-204), A54 (101-104, 201-204), A55 (101-104, 201-204), A56 (101-104, 201-204),			
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The above mentioned area and units thereon cannot be put to sale by the promoter till they are de-mortgaged by the office of DTCP and released by HRERA.

- (v) Promoter shall submit a copy of service plans and service estimates to the Authority immediately after their approval by Town & Country Planning Department.
- (vi) 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.
- (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 as per affidavit dated 30.08.2024, no clause of the Collaboration Agreement shall be amended/modified without the prior



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consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.

(ix) That as per the joint undertakings dated 11.09.2024, both the promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.

(x) That as per joint undertakings dated 11.09.2024, the landowners/licensees have accepted and acknowledged the area allocation in lieu of collaboration of the land and have acknowledged that the commercial area to the landowners has already been accounted for within the residential units allocated to them. The landowners have agreed and undertook not to raise any claims or demands regarding the commercial units or space henceforth.

(xi) No advertisement/public notice be issued through any medium without affixing the QR code 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.

(xii) The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.


(xiii) No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The



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Authority retains the power to issue any appropriate orders for protecting interests of the allottees.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member