



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA



FORM 'REP-III'
[See Rule 5(1)]

CERTIFICATE FOR REGISTRATION OF PROJECT

The Director Town and Country Planning granted license no. 189 of 2007 dated 16.06.2007 for setting up of a residential plotted colony on land measuring 74.581 acres situated in sector-5 & 7A, Dharuhera, District- Rewari and license no. 6 of 2020 dated 20.01.2020 was also granted for additional area measuring 0.981 acres and accordingly the total area of the colony is now 75.56 acres. Subsequently, license no. 23 of 2020 dated 31.08.2020 was granted for an affordable residential plotted colony for total area measuring 5.168 acres in which 2.31 acres was migrated from license no. 189 of 2007 and 2.856 acres was added afresh. This project measuring 5.168 acres was registered with RERA bearing registration no-HRERA-PKL-RWR-227-2021 dated 29.01.2021. Further, license no. 22 of 2020 dated 31.08.2020 was also granted to set up an affordable residential plotted colony on land measuring 5.306 acres after migration from license no.189 of 2007 and this project is also registered with RERA bearing registration no. HRERA-PKL-RWR-302-2022 dated 13.04.2022. Further, license no. 181 of 2024 dated 09.12.2024 was granted for an affordable residential plotted colony on land measuring 6.193 acres in which 2.093 acres area was migrated from license no. 189 of 2007. Finally, the area of this colony works out to 65.849 acres. The promoter got his phasing plan approved from DTCP on 15.04.2025 and applied for registration as under:

Sr. no	Proposed Phase	Area in acres	Purpose
1	Existing Phase-1	56.409	Residential
2	Phase-2	3.439	Residential
3	Phase-4	1.227	Commercial

Based on the phasing plan, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "M2K GALLERIA 2" a commercial area measuring 1.227 acres (Phase-4) situated in Sector-5 & 7A, Dharuhera, Rewari vide

Registration No. HRERA-PKL-RWR-762-2025

Dated: 16.09.2025



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Project Registration No. HRERA-PKL-RWR-762-2025

2. Promoter/Licensee of the project is Elite Homes Private Limited, having its registered office at Shop No. 30, M2K Mall, 16, Mangalam Place, Dist. Centre, Sector 3, Rohini, New Delhi - 110085 registered with Registrar of Companies, National Capital Territory of Delhi with CIN U45201DL2005PTC133721 and PAN No. AABCE4378F.
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 SCO/shop, the Promoter shall not demand or receive from the allottees any other cost, fee or charges under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv) promoter shall create his own website within a period of one month containing information as mandated under Rule 14 of the Rules 2017 and update the same periodically but not later than every quarter, including the



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

v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week 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 SCO/shops.

ix) the said project shall be completed by 19.01.2027. However, the registration shall be co-terminus with the validity of licenses granted by DTCP, Haryana.

Special Conditions:

I. 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 30 days from the issuance of this registration certificate, till which time no SCO/shops shall be sold. If the 70% RERA account varies from the account already mentioned in Form REP-I, the Promoter is directed to issue a public notice of size "3x3" (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% 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.



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II. 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.

III. 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.

IV. Promoter shall intimate to the Authority before taking any loan from any Bank/Financial Institution against the said registered project and thereafter 100% amount of loan received shall be credited into 70 % RERA Bank account.

V. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.

-sd-

Chander Shekhar
Member

-sd-

Dr. Geeta Rathee Singh
Member

-sd-

Nadim Akhtar
Member

-sd-

Parneet S Sachdev
Chairman

No. HRERA- 6639-2025

Dated: 25/9/25

Granted under the hand and seal of the Executive Director to the Authority.

SEAL



Signature:

Name:

Arvind Mehtani
Executive Director

Haryana Real Estate Regulatory Authority Panchkula