

Haryana Real Estate Regulatory Authority Panchkula.

Subject: Application for New Project Registration

Promoter: STARDUM REAL ESTATE PRIVATE LIMITED

Project: "ANANTYA" an Affordable Group Housing Colony over an area measuring 4.70 acres falling in the revenue estate of village Bhukharpur, Sector-110, Faridabad.

Temp Id: RERA-PKL-PROJ-2133-2026

This application is for registration of project - "ANANTYA", an Affordable Group Housing Colony over an area measuring 4.70 acres for which License No. 218 of 2025 dated 06.11.2025 valid upto 05.11.2030 has been granted in favour of Smt. Saroj, Sh. Deepak, Stardum Real Estate Private Limited in collaboration with Stardum Real Estate Private Limited situated in the revenue estate of Village Bhukharpur, Sector-110-A, Faridabad. Details of the project file are as under:

Soft Copy and Hard Copy of REP-I are the same and are complete in all respects.	YES
REP II is complete and is enclosed by an affidavit.	YES
Name of the licensee:	✓ i. Smt. Saroj ✓ ii. Sh. Deepak ✓ iii. Stardum Real Estate Private Limited ✓ in collaboration with Stardum Real Estate Private Limited
Name of the Promoter:	✓ Stardum Real Estate Private Limited
Whether promoter is the Licensee/owner of land:	YES (Partly 30K-10M)
If not, whether registered Collaboration Agreement/Irrevocable Power of Attorney:	Registered Collaboration dated 12.07.2024 Land Sharing Model (50:50 developed area) However, as per joint undertaking dated 24.07.2026, the promoter has paid Rs. 6 Cr to the landowners in consideration of 7K 11M share of land and nothing is left to be paid by the Promoter.
Amount of registration fee deposited:	Rs. 11,51,750/- 25
Amount of registration fee calculated:	$43780.080 \times 22.5 = 9,85,052/-$ Rs 10,94,500/- $1429.66 \times 35 = 50,039/40 =$ Rs 57,187/- Total = Rs. 10,35,091 = Rs 11,51,686/-
Deficiency of Fee if any:	-
Plotted/Group Housing/Commercial.	An Affordable Group Housing Colony
Area:	4.70 Acres ✓
License No./Date/ Validity:	License No. 218 of 2025 dated

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	06.11.2025 valid upto 05.11.2030 ✓	
New/Ongoing	NEW ✓	
Entry of license/Collaboration Agreement in Revenue Record:	YES	
Percentage of works completed:	NA	
Date of Start/Date of completion:	Date of starting the construction work – 01.09.2026 Date of completion of project – 05.11.2030	
Date of start /completion of Infrastructure:	NA	
Amount already invested:	NA	
Estimated cost of the project Cost of land Estimated cost of construction of Apartments, Estimated cost of Infrastructure Other costs including EDC, Taxes, levies:	25930.36 Lakhs 2040.61 Lakhs 15771.44 Lakhs 903.12 Lakhs 7215.19 Lakhs	
Total Plots /Flats/Commercial Establishments.	680 residential units 19 commercial units	
Numbers sold/booked:	NA	
Whether cost relating to internal development works submitted:	YES	
Whether table of quarterly progress submitted:	YES	
Cash Flow Statement of the proposed project:	YES	
Certificate from the Chartered Accountant as per the Books/ Balance sheet of the applicant:	YES	
Non default certificate from a Chartered Accountant:	YES	
Approvals already obtained with regard to: 1. Layout plan 2. Demarcation plan 3. Zoning plan 4. Building Plan • Site Floor • Floor Plan • Apartment Plans • Elevation Section • Detail of Permissible FAR • Detail of covered area achieved FAR	NO YES YES YES YES YES YES YES YES YES	
Allotment letter and agreement to sell as per format:	YES	

The present application has been examined, and the following shortcoming has been noticed:

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- ✓ i. A detailed list of total number of units (Floor wise) to be developed in the project be submitted mentioning carpet area and FAR.
- ✓ ii. In REP-I Part-B, land area of the project is mentioned as 4.70 acres. Promoter should apply for FAR instead of land area.
- ✓ iii. Authority letter in favour of Adv. Tarun Ranga to represent the promoter is not signed by him.
- ✓ iv. Cash Inflow and Outflow of the project (at CP/748) is not legible.
- ✓ v. Payment Plan (at CP/800) is not in order. (should also mention any other charge at the time of possession)
- ✓ vi. Promoter should submit Net-Worth certificates of the Directors along with valuation by a registered valuer.
- ✓ vii. Promoter should submit certificate duly attested by C.A. stating information provided by the Promoter in the A-H Form is as per the books of accounts/balance sheet maintained by the Promoter.
- ✓ viii. The potentiality of Town and the calculation of registration fee be submitted.

All the points of SOP have been covered in the above noting. Now, the file is duly submitted for necessary action/order please.

Kahl 5/8/26
Kakul
(Law Associate)

~~STP~~

Relief

36/08

- ix / The Promoter should submit an approved Sectional Plan (approved by DTCP) showing the 4k (donated rasta) the existing 5k rasta and ultimately connecting an existing higher order road;
- x / Since the DTCP has imposed a condition in the licence - " that the licensee shall maintain 4k wide donated rasta upto higher order till completion of the Project " - the Promoter should explain the position / approach to the site after the grant of completion certificate;
- xi / The Promoter should submit all the permission obtained from HSRP, Panchkula (as mentioned in Court -

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- condition no (xxx) of the licence by showing the same on the site Plan / Sectoral plan;
- xii / The Net worth certificate of the company should be duly supported with valuation reports;
- xiii / DEP II - clause 1 is not in order;
- xiv / Signatures of landowner Deepak are not the same in the Collaboration Agreement and the Joint Undertaking dated 24.7.26;
- If approved, we may convey the above observations to the Promoter and list the case on 12.8.26 pl.

House chairman -

Attested
7/8/26