



HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA



CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Industrial plotted colony namely "Siddhartha Developers" over an area measuring 17.10 Acres situated in the revenue estate of Village Kharkhauda II & Ziaudinpur, Tehsil Kharkhauda, District Sonipat vide

Registration No. HRERA-PKL-SNP-648-2025

Dated:08.01.2024

2. Promoter of the project is Siddhartha Developers, having its registered office at Plot No. G-I, Industrial Area, Sonipat, Haryana 131001. Promoter is a Partnership Firm (having two partners i.e. – Sh. Ashok Kumar and Sh. Siddharth) having Registration No. 06AEJFS1230H1Z9 and PAN No AEJFS1230H. However, the Landowner/Licencees are Siddhartha Developers, Sh. Naresh-Sh. Radhe Shyam- Sh. Mahesh, Sh. Ashok-Sh. Sunil-Sh. Rajesh, Sh. Satnarayan - Sh. Satish.

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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 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) 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.

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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 plots.
- ix) the said project shall be completed by 24.07.2029.

Special Conditions

- i. The Landowners will get the net revenue sharing from the sale proceeds of the project as under: -

| S. No. | Landowner/Licencee | Net Revenue sharing Ratio |
|--------|---|---|
| 1. | Sh. Mahesh | 10% of net revenue share from his share of land measuring 3.154 acre. |
| 2. | Sh. Satish, Sh. Satnarayan, Sh. Ashok, Sh. Rajesh | 30% of net revenue share from their share of land measuring 4.072 acre. |
| 3. | Sh. Sunil | 30% of net revenue share from his share of land measuring 0.459 acre. |
| 4. | Sh. Naresh Kumar, Sh. Radhe Shyam | 10% of net revenue share from his share of land measuring 4.531 acre. |

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- ii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iii. 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.
- iv. 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.
- v. That as per the joint affidavits dated 06.12.2024, both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- vi. That as per joint affidavits dated 06.12.2024, no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA.
- vii. 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 Authority retains the power to issue any appropriate orders for protecting the interest of the allottees.
- viii. 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 plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- ix. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said

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registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.

- x. 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.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Parneet S Sachdev
Chairman