



## **HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA**



### **CERTIFICATE FOR REGISTRATION OF PROJECT**

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Niharika Aurum" 24 apartments [6 Plot nos. A-04 (67-72)] on land measuring 900 sq. mtrs. (FAR 2.62) (forming part of a larger plotted colony measuring 55.723 acres) situated in sector-37, Panipat vide

**Registration No. HRERA-PKL-PNP-718-2025**

**Dated: 24.06.2025**

2. Promoter/Landowner of the project is Niharika Buildwell Private Limited having its registered office at Shubhangan, Villa no. 07, Sec 40, Nizampur road, near ELDECO, Panipat-132103. Promoter is a Private Limited company registered with Registrar of Companies, Delhi having CIN U68200HR2025PTC127708 and PAN No. AAKCN1112H.

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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](http://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 floor/unit, 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 floors/units sold/booked and expenditure made in the project.
  - 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.



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- 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 floor/unit.
- ix) the said project shall be completed by 30.04.2028. However, the registration shall be co-terminus with the license 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 floors shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area) 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.
- II. 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





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domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.

- III. 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.
- IV. The floors/units will be allowed to be occupied only after the completion of services in the colony has been granted by the DTCP.

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman