



# 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 "Earth Industrial Park" over an area measuring 27.831 acres situated in the revenue estate of village Rashlapur, Tehsil Bapoli, District Panipat vide

**Registration No. HRERA-PKL-PNP-673-2025**

**Dated: 18.03.2025**

2. Promoter of the project is M/s Relhan and Bhatia Industrial Warehousing & Logistic Park having its principal place of business at Bapoli road, village Raslapur, Sub-Tehsil Bapoli, Panipat-132103. Promoter is a Partnership Firm (having partners: Sh. Inderjeet Relhan, Ms. Parkash Relhan, Ms. Ritu Relhan, Sh. Rajesh Relhan, Sh. Sameer Bhatia and Sh. Kashish Bhatia) registered with Registrar of firms Panipat having Registration No. 06-007-2023-00016 and PAN No AAXFR9512K. However, landowner/licencees are Ms. Manya, Ms. Anjali, Ms. Ritu, Sh. Sameer and Sh. Kashish.

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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 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.
  - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.

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- 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 plot.
- ix) the said project shall be completed by 31.01.2029. 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 plots 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. The promoter and landowner/licencees shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 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.



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- III. That as per the joint undertaking dated 21.01.2025, both the promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- IV. 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.
- V. 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.
- VI. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- VII. 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.
- VIII. No clause of the Collaboration Agreement/GPA shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter and licensee/landowners should also not execute an addendum to the collaboration agreement/GPA without the prior consent of DTCP Haryana and RERA.
- IX. 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.

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- X. Following plots coming to the share of landowners cannot be put to sale by the promoter and can only be allotted to landowners after grant of Completion certificate by DTCP, Haryana:


Sr. No.	Plot No.	Plot Type	Total Plots	Plot size (in sq. mtrs.)	Landowner
1.	41-43	J	3	1958.356	Ms. Ritu Relhan
	44-45	K	2	2156.788	
	62-67	O	6	451.446	
2.	5-9	B	5	1129.793	Sh. Sameer Bhatia
	10-15	C	6	1160.957	
	16-18	D	3	743.439	
3.	33-38	H	6	555.372	Ms. Manya Bhatia
	19	E	1	630.363	
4.	1-4	A	4	986.977	Ms. Anjali Bhatia
5.	32	H	1	555.372	Ms. Kashish Bhatia

- XI. 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 interests of the allottees.

  
 Chander Shekhar  
 Member

  
 Dr. Geeta Rathee Singh  
 Member

  
 Nadim Akhtar  
 Member

  
 Parneet S Sachdev  
 Chairman