



# HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

## CERTIFICATE FOR REGISTRATION OF PROJECT

The Director, Town & Country Planning has granted license no. 11 of 2025 dated 16.01.2025 valid upto 15.01.2030 for setting up of an Industrial Plotted Colony over an area measuring 12.012 acres. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "REP GROUP INDUSTRIAL PARK" on land measuring 12.012 acres situated in the revenue estate of Village Kohand, Tehsil Gharaunda, District Karnal vide

**Registration No. HRERA-PKL-KNL-756-2025**

**Dated: 28.08.2025**

2. Promoter of the project is Alliance Texofab Private Limited having its registered office at Kh. No. 872/1, upper ground floor extended Lal Dora village, Burari Landmark Bajaj showroom wali gali, Burari, North Delhi-110084. Promoter is a Private Limited company registered with Registrar of Companies, Delhi having CIN U43299DL2007PTC171279 and PAN No. AAGCA7838P. However, the Landowner/licencees are Sh. Anil Kumar and Alliance Texofab Private Limited.

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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 within two weeks after publication.
  - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 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 plot.
- ix) the said project shall be completed by 30.12.2029. However, the registration shall be co-terminus with the validity license i.e. upto 15.01.2030 granted by DTCP, Haryana.

### **Special Conditions:**

- I. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account 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 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 this 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 31.05.2025, 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 within two weeks after their approval by Town & Country Planning.
- 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

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

- X. That as per the mutually agreed revenue sharing between the landowner/licencee and the promoter in the collaboration agreement dated 09.07.2024 executed between Sh. Anil Kumar and M/s Alliance Texofab Pvt. Ltd., the land owner will get 85% of the Net sale proceeds from the sale of units in the project. The share of the Landowner and the Promoter will be divided in the ratio of 85% and 15% from the 30% free account.

  
Chander Shekhar  
Member

  
Dr. Geeta Bathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman