



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA



FORM 'REP-III'
[See Rule 5(1)]

CERTIFICATE FOR REGISTRATION OF PROJECT

The Director, Town & Country Planning granted license no. 97 of 2025 dated 13.06.2025 which is valid upto 12.06.2030 for setting up of an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 21.862 acres in favour of Sun and Sky Developers Private Limited and Greenhomes Infra Developers Private Limited in collaboration with Sun and Sky Developers Private Limited. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "GREENS HOMES PRIME" situated in the revenue estate of village Palwal and Umri, Sector-29 & 30, Kurukshetra vide

Registration No. HRERA-PKL-KRK-758-2025

Dated: 12.09.2025

2. Promoter of the project is Sun and Sky Developers Private Limited, having its registered office at House No. 13/882, GH-13 Paschi Vihar, Delhi -

h

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Project Registration No. HRERA-PKL-KRK-758-2025

110063 registered with Registrar of Companies, National Capital Territory of Delhi with CIN U70100DL1993PTC2776150 and PAN No. AAACO1903B. However, the licencees are Sun and Sky Developers Private Limited and Greenhomes Infra Developers Private Limited in collaboration with Sun and Sky Developers Private Limited.

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 charges 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 Rule 14 of the Rules 2017 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.



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Project Registration No. HRERA-PKL-KRK-758-2025

- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week 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 12.06.2030. However, the registration shall be co-terminus with the validity of 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 Form REP-I, the Promoter is directed to issue a public notice of size "3x3" (in two newspapers widely circulated in the area including one in Hindi) 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.



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Project Registration No. HRERA-PKL-KRK-758-2025

II. 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.

III. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.

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 undertaking both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.

VI. The following plots mortgaged in lieu of bank guarantee on account of internal development works by the DTCP shall be kept freezed and will not be sold till they are demortgaged by the office of DTCP and RERA, Panchkula :-

DETAILS OF 20% MORTGAGED AREA AGAINST BG OF EDC AND IDW					
Plot No's	Type	Size (in mts)	Total number	Area (in sq. mts)	Total Area (in sq mts)
01-03	A	6.155 X 10.058	3	61.907	185.721



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Project Registration No. HRERA-PKL-KRK-758-2025

25, 54-69	26, B	7.500 X 19.910	18	149.325	2687.850
70-78	C	7.637 X 18.137	9	138.512	1246.610
79-97	D	5.470 X 13.411	19	73.358	1393.805
327-350	J	7.169 X 15.250	24	109.327	2623.854
351-357, 368-376	K	6.964 X 15.250	16	106.201	1699.216
GRAND TOTAL			89		9837.057

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. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) 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 Form REP-I.

IX. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter:-

4

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Project Registration No. HRERA-PKL-KRK-758-2025

Plot Type	Plot Number	Area of each plot (in sq. mts.)	Total Plots	Total Area (in sq. mts.)
A	1-3	61.907	3	185.721
B	4-69	149.325	66	9855.450
C	70-78	138.512	9	1246.610
D	79-97	73.358	19	1393.805
		Total	97 Plots	12681.59 sq. mts

That the above mentioned plots shall be physically handed over to the landowner/licencees after the issuance of completion certificate by the DTCP, Haryana.

X. That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.

XI. Promoter shall get the building plans in respect of commercial site measuring 0.433 acres approved from DTCP, Haryana and submit a copy of the same to the Authority along with deficit fee, if any. Promoter shall also allot commercial plotted area to the landowner before disposing of any part of commercial site.

XII. Promoter shall intimate to the Authority before taking any loan from any Bank/Financial Institution against the said registered project and


4

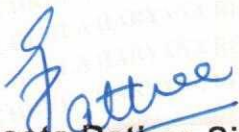
HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA


Project Registration No. HRERA-PKL-KRK-758-2025

thereafter 100% amount of loan received shall be credited into 70% RERA
Bank account.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman

