



## 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. 52 of 2025 dated 08.04.2025 which is valid upto 07.04.2030 for setting up of an Affordable Residential Plotted Colony (Under DDJAY-2016) to be developed on land measuring 5.268 acres in favour Tara Chand, Murari, Dharmender, Shree Krishan, Ramphal, Sanjeev Kumar in collaboration with Yashika Buildcon LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "YASHIKA RESIDENCY" situated in the revenue estate of village Mandhiya kalan, Sector-22, Rewari vide

**Registration No. HRERA-PKL-RWR-763-2025**

**Dated: 25.09.2025**

2. Promoter of the project is Yashika Buildcon LLP, having its registered office at Unit No. 308, 3rd Floor, Time Centre, Golf Course Road, Sector 54, Gurugram-122003. Promoter is a Limited Liability Partnership (having two

# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

Project Registration No. HRERA-PKL-RWR-763-2025

partners i.e. Sh. Dheeraj Yadav and Sh. Amit Yadav) registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN: ACC-0835 having PAN No. AADFY2754L.

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 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 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.





# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

Project Registration No. HRERA-PKL-RWR-763-2025

- 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 01.03.2030. 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-RWR-763-2025

- II. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- III. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.21 acres to the Authority, along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket. Promoter shall also allot commercial plotted area to the landowner. A joint undertaking with respect to the commercial area be also submitted before disposing of any part of commercial site.
- 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 intimate to the Authority before taking any loan from any Bank/Financial Institution against the said registered project and thereafter 100% amount of loan shall be credited into 70% RERA bank account.
- VI. 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.
- 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. 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





# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

Project Registration No. HRERA-PKL-RWR-763-2025

completion certificate or till the taking over of the maintenance of the project by the association of allottees.

IX. Both the Promoter and landowner/licensees 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.

X. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.

XI. Sh. Dheeraj Yadav, one of the partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

XII. That Following plots coming to the share of landowner/licencees cannot be put to sale by the promoter cannot be put to sale by the promoter, however can be sold by the landowner.

Name of landowner	Plot no.	Area of each plot (sq. mtrs.)	Total Plots	Total Area (sq. mtrs.)
Tara Chand	34,35,36,	149.54	03	448.62
Murari	59,60,61	149.54	03	448.62
Dharmender	37,62,63,	149.54	03	448.62
Sanjeev Kumar	69,70,71	148.76	02	446.27
Ramphal	65,68	148.19 113.08	02	261.27



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA


Project Registration No. HRERA-PKL-RWR-763-2025

Shree Krishan	38, 66	149.54 95.58	02	245.12
Total				2298.52

The deficit area of 298.73 sq. mts. In allocation will be inter se adjusted within parties subject to payment of differential amount. That the above allocated plots shall be physically handed over to landowner/licensees after issuance of completion certificate issued by the DTCP, Haryana.

XIII. 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.

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman