



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



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

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning has granted license no. 19 of 2010 dated 10.03.2010 renewed upto 09.03.2029 for setting up of an IT Park over an area measuring 7.587 acres. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered Tower 1 and 4A of the real estate project namely "RPS INFINIA 12th AVENUE-PHASE II & III" having an FAR of 39297.97 sq. mtrs. situated in Sector 27 C, Faridabad vide

Registration No. HRERA-PKL-FBD-772-2025

Dated: 09.10.2025

2. Promoter of the project is RPS INFRASTRUCTURE LTD., having its registered office at 1123, 11th Floor DLF Tower B, Jasola District Center, Sukhdev Vihar, South Delhi, 110025. Promoter is a Public Limited Company (limited by Shares) registered with Registrar of Companies, National Capital Territory of Delhi with CIN U45201DL2005PLC140779 having PAN No AADCR1288F. However, the licencees are Shivalik Global Ltd. and Gandhar Exports Ltd.

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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 .
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 unit/apartment, 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 units/apartments 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 one week after publication.
 - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules.



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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 unit/apartment.
- ix) submit a copy of license after getting it renewed from time to time till the completion of the project i.e. 31.03.2029. 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 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 unit/apartments shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) 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 prior permission of the Authority.
- 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 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.



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- iv. 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.
- 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. That the promoter shall submit a joint undertaking within a period of 30 days from the issuance of this registration certificate affirming that both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- vii. That as per NOC from Phoenix ARC Pvt Ltd., after the execution of registered agreement by the promoter in favour of any allottee(s) for sale of any apartment, plot or building, as the case may be on which charge/ mortgage has been created by the Borrower in favour of Lenders, then such apartment, plot or building as the case may be, will not be part of mortgage or charge subject to receipt of entire sale consideration from the buyer/allottee(s) for such apartment, plot or building, as the case may be in RERA Escrow Accounts.
- viii. That as per the following shareholding between the licensee companies Shivalik Global Ltd. and Gandhar Exports Ltd. in the collaboration agreements, the promoter cannot sell the area falling to the share of licensee companies and will submit a list of units/apartments falling to the share of the companies, within a period of 30 days.

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	Gross sale proceeds/area of project shall be shared in following ratio:		Unsold area available at the end of the project or earlier with the mutual consent shall be shared in the following ratio:	
	Landowner	Developer	Landowner	Developer
IT Park	44%	56%	45%	55%
Commercial complex	41%	59%	42%	58%

- ix. 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.


Dr. Geeta Rathee Singh
 Member


Nadim Akhtar
 Member


Parneet S Sachdev
 Chairman