



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. 103 of 2025 dated 19.06.2025 valid upto 18.06.2030 for setting up of a Residential Plotted Colony (under DDJAY 2016) on land measuring 13.1625 acres in favour of Aurik Infrarealty LLP which was transferred alongwith change of development rights to Vamana Home Developers LLP vide orders dated 14.07.2025 by DTCP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "VAMANA GREENS" situated in the revenue estate of village Palwal, Sector 10, Palwal vide

Registration No. HRERA-PKL-PWL-773-2025

Dated: 10.10.2025

2. Promoter/Licensee of the project is Vamana Home Developers LLP, having its registered office at House No. 9, Opposite HUDA Market, Sector 29, Faridabad-121008. Promoter is a Limited Liability Partnership (having five partners

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i.e. Sh. Kali Charan Sharma, Sh. Rakesh Kaushik, Sh. Yogesh Sharma, Sh. Satish Sharma, Sh. Sushil Kumar) registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN: ACG-2387 having PAN No. AAYFV2571R.

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 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 plots .
- ix) the said project shall be completed by 18.06.2030. 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 minimum size of "3x3" (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. 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.



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- IV. Promoter shall get the building plans in respect of commercial site measuring 0.442 acres approved from DTCP, Haryana and submit a copy of the same to the Authority along with deficit fee, if any.
- V. Promoter shall intimate to the Authority before taking any loan from any Bank/Financial Institution against the said registered project.
- VI. Sh. Rajesh Kaushik, one of the partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- 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 maintenance & upkeep of services of project up to the period of 5 years from date of grant of completion certificate or till the taking over the maintenance of the project by association of allottees

 Chander Shekhar Member	 Dr. Geeta Rathie Singh Member	 Nadim Akhtar Member	 Parneet S Sachdev Chairman
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