



## **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. 89 of 2023 dated 19.04.2023 valid upto 18.04.2028 for setting up of an Affordable residential plotted colony under DDJAY-2016 over an area measuring 5.612 acres. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered 24 floors on 6 plots (Plot No. 7, 8, 33, 34, 35 & 36) and villa on 1 plot (Plot No. 3) namely "Orange Prima Floor" measuring 1010.42 sq. mtrs. forming part of an Affordable Residential Plotted Colony measuring 5.612 acres already registered vide HRERA-PKL-SNP-491-2023 dated 20.09.2023 situated in the revenue estate of Village Rathdhana, Sector-34, Sonipat vide

**Registration No. HRERA-PKL-SNP-774-2025**

**Dated: 15.10.2025**

2. Promoter of the project is Ram Setu Buildwell Pvt. Ltd., having its registered office at Kila No. 41, Asawarpur, G.T. Road Rai, N.H.44, Opp. Ashoka University, Sonipat Haryana 131029. Promoter is a Private Limited Company registered with Registrar of Companies, National Capital Territory of Delhi with CIN U45202HR2022PTC105626 having PAN No AAMCR0852N. However, the licencees are Sh. Ajit Singh, Sh. Sumit and Smt. Kiran Devi.

h



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

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 floors/apartments, 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 floors/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.



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

- 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 floors/apartments.
- ix) the said project shall be completed by 31.10.2027. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

### Special Conditions:

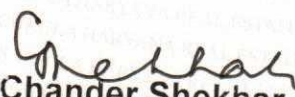
- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no floors/apartments shall be sold. The Promoter is also directed to issue a public notice of minimum size of 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 with density of 18 persons per plot.
- 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.
- iv. Promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

- v. 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.

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman