



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. 187 of 2024 dated 16.12.2024 valid upto 15.12.2029 for setting up of an Affordable Residential Plotted Colony over an area measuring 9.74 acres. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Harmony Select City" on land measuring 9.74 acres situated in the revenue estate of Village Faridpur, Sector-39, Panipat vide

Registration No. HRERA-PKL-PKL-737-2025

Dated: 23.07.2025

2. Promoter/Landowner of the project is Suparvesh Developers Pvt. Ltd. having its registered address at Shop no. 109, sector-8, Karnal-132001. Promoter is a Private Limited company registered with Registrar of Companies, Delhi having CIN U70109HR2020PTC090125 and PAN No. ABECS6717J.

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 .
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.
 - vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.



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 plot.
- ix) the said project shall be completed by 15.12.2029. However, the registration shall be co-terminus with the 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 plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers 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 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.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- III. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning.
- IV. 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.
- V. The 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.
- VI. Promoter shall submit documents showing entry of license in the revenue record within 30 days of issuance of registration.
- VII. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.39 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.
- VIII. The following plots mortgaged under Internal development works and External development works by the DTCP shall be kept freezed and will not be sold till they are de-mortgaged by the office of DTCP and RERA, Panchkula:

4

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Area Under Mortgage of Plots (under IDW)			
Plot No.	Area in Sq. Mt (Each Plot)	No. of Plots	Total Area (in Sq Mt)
58-65	127.620	8	1020.960
176	139	1	139.00
168-175	130.500	8	1044.00
187	148.421	1	148.421
188	125.578	1	125.578
189	101.400	1	101.400
	Total	20	2579.359 Sq. Mt.

Area Under Mortgage of Plots (under EDC)			
Plot No.	Area in Sq. Mt (Each Plot)	No. of Plots	Total Area (in Sq Mt)
78-95	127.620	18	2297.160
77	129.276	1	129.276
96	109.895	1	109.895
	Total	20	2536.331 Sq. Mt.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman