



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. 177 of 2025 dated 18.09.2025 valid upto 17.09.2030 for setting up of an Affordable Residential Plotted Colony (under DDJAY) on land measuring 17.2875 acres (in addition to licence no. 126 of 2023 dated 15.06.2023, in favour of Vishvadharam Estate LLP, Smt. Nirmala Devi W/o Sh. Shyam Sunder Goyal in collaboration with Vishvadharam Estate LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "GREEN CITY PHASE II" having a total area measuring 17.2875 acres situated in the revenue estate of Village Bir, Sector-39, Hisar vide

Registration No HRERA-PKL-HSR-820-2026

Dated: 06.01.2026

Promoter of the Project is Vishvadharam Estate LLP (having two partners: Sh. Sanjay Satrodia and Sh. Sanjay Gupta) having its Registered Office at Shop No. 13, New Anaz Mandi, Near Sector 14, Hisar, Haryana-125001 registered with Registrar of Companies, Delhi with LLPIN - AAZ-8646 and PAN No. AAVFV0844L.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

2. 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.
3. 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 2018 and update the same periodically but not later than every quarter, including the information relating to plot 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 2017.
 - vii) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

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 17.09.2030. 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 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 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 duly approved building plans in respect of commercial site measuring 0.3460 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.
- III. Promoter shall submit a copy of revised service plans/estimates of the colony having a total area of 29.343 acres to the Authority within two weeks after their approval by Town & Country Planning Department.
- IV. Promoter shall also submit a copy of revised NOC/Clearance having a total area of 29.343 acres 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

- V. Promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- VI. 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.
- VII. No advertisement/public notice be issued through any medium without affixing the QR code and RC number alongwith its validity issued by the Authority. The QR code and RC number 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. The QR code should be affixed on the top right corner.
- VIII. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter have not to execute an addendum to the collaboration agreement in future.
- IX. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- X. Both the Promoter and landowner/ licencees shall comply with the provisions of section 4(2)(L)(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 realised from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP I.



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- XI. That as per the joint undertaking dated 13.11.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- XII. Mr. Sanjay Satrodia (one of the partners) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- XIII. The payment plan approved in REP-I, having quantum of all other charges to be paid by the allottee till the grant of Possession should be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- XIV. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- XV. That following plots and shops coming to the share of landowner/licencee cannot be put to sale by the promoter and can be sold by the landowners only:

Residential Units				
Sr. No	Block	Plot's No	Plot Area (Sq. Mtr)	Total Plot Area (Sq mts.)
1	J	20-35	108.42	1734.72
2	K	2	109.4	109.4
3	K	8-9	109.4	218.8
4	K	11	109.4	109.4
5	L	5-8	112.53	450.12
6	M	1-4	134.32	537.28
7	N	47-63	143.64	2441.88
8	N	93-108	143.64	2298.24
9	O	13-18	95.93	575.58

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

10	O	37-44	95.93	767.44
11	P	15-21	144.77	1013.39
12	Q	15-32	112.94	2032.92
Total		100		12289.17

Commercial Units		
Sr. No	Plot Area (Sq. Mtrs)	Total Plot Area (Sq. Mtrs)
DSS 1	29.190	29.190
SCO 1	65.490	65.490
SCO 2	65.490	65.490
Total Area		160.17


Dr. Geeta Rathee Singh
 Member


Nadim Akhtar
 Member


Parneet S Sachdev
 Chairman