



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. 174 of 2025 dated 18.09.2025 valid upto 17.09.2030 to Bansal Realtors Ltd., Rossell Biotech Ltd., SRA Realtech Pvt. Ltd., Tauru Logistics & Warehousing Park Pvt. Ltd., Smt. Kiran W/o Sh. Narender Aggarwal In collaboration with Narendra Infra Buildtech LLP for the development of an Industrial Plotted Colony over an area measuring 39.61875 acres in the revenue estate of Village Taoru, District Nuh. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula, has registered the real estate project, namely "Narendra Technopark" situated in the revenue estate of Village Taoru, District Nuh vide;

Registration No. HRERA-PKL-NUH-823-2026

Dated: 07.01.2026

2. Promoter of the project is Narendra Infra Buildtech LLP having its registered office at Office No. 202, Vikramaditya Tower Alaknanda Market, Alaknanda, South Delhi, New Delhi-110019. Promoter is a Limited Liability Partnership (having 5 partners i.e., Mukesh Kumar Aggarwal, Nishant Aggarwal, Ankit Aggarwal, Kushal Aggarwal And Vipul Aggarwal) registered with Registrar of Companies, Delhi with LLPIN: ACD-8894 having PAN No AAVFN9834E. However, the landowner/licensees are Bansal Realtors Ltd, Rossell Biotech Ltd., SRA Realtech Pvt. Ltd., Tauru Logistics & Warehousing Park Pvt. Ltd and Smt. Kiran W/o Sh. Narender Aggarwal.

A handwritten signature in black ink, likely belonging to the authority's representative, is placed at the bottom right of the document.

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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 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 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 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.



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- vii) That the promoter shall submit the quarterly progress report 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 10.09.2030. 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 i.e. one in Hindi and one in English 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. The payment plan approved in Form 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.



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- iii. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- iv. 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.
- v. Sh. Kushal Aggarwal, one of the partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- vi. 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.
- vii. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity, issued by the Authority. The RC number and QR code should also be affixed on the top-right corner 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 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.



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- ix. Promoter shall submit a copy of the building plans approved in respect of commercial pocket measuring 0.786 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
- x. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- xi. That any change in the communication address have to be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- xii. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.
- xiii. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter has not to execute any addendum to the collaboration agreement in future.
- xiv. That as per the revenue sharing between the landowner/licencees (Bansal Realtors Ltd., Rossell Biotech Ltd., SRA Realtech Pvt. Ltd., Tauru Logistics & Warehousing Park Pvt. Ltd., Smt. Kiran W/o Sh. Narender Aggarwal) and the promoter in the collaboration agreement, the land owners will get the following consideration amount;

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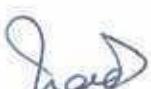
S.No.	Landowner	Land Area (in acres)	Amount Payable
1.	Bansal Realtors Ltd	1.58542	₹1,90,25,000/-
2.	Rossell Biotech Ltd	19.0625	₹22,87,50,000/-
3.	Smt. Kiran Aggarwal	0.40833	₹49,00,000/-
4.	SRA Realtech Pvt. Ltd	1.7875	₹2,14,50,000/-
5.	Tauru Logistics & Warehousing Park Pvt. Ltd	16.775	₹20,13,00,000/-
Total		39.61875	₹47,54,25,000/-

The developer shall pay the aforesaid amounts to the respective landowners on or before 31.12.2029. The landowners have expressly conveyed that they have no objection to the said arrangement, including the schedule of payment.



Dr. Geeta Rathee Singh

Member



Nadim Akhtar

Member



Parneet S Sachdev

Chairman