



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. 82 of 2025 dated 27.05.2025 valid upto 26.05.2030, for setting up of an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 7.98125 acres, in favour of Sh. Vishnu Prakash Goyal S/o Late Sh. T.P. Goyal, Sh. Navraj Mittal S/o Sh. Ram Kumar Mittal, Sh. Ashok Singla S/o Sh. Gurdas Rai Singla in collaboration with Navdesh Estate. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "URBANA" on area measuring 7.98125 acres situated in the revenue estate of Village Billah, Sector 16, Kot Behla Urban Complex, District Panchkula vide

Registration No. HRERA-PKL-PKL-825-2026

Dated: 08.01.2026

2. Promoter of the project is Navdesh Estate, having its registered office at Plot No. 42, Industrial Area, Phase 1, Chandigarh, 160002. Promoter is a Partnership firm (having 3 partners i.e., Sh. Vishnu Prakash Goyal, Sh. Ashok Singla and Sh. Navraj Mittal) registered with Registrar of Firm & Societies U.T., Chandigarh with Application Reference No. DC-RIA-RF/2024/00037 having PAN No. AAWFN5541K.

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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 plots, 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.



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- 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 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 30.04.2030. 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 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating details of 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.
- 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.

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- IV. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- V. Promoter shall submit a copy of the building plans approved in respect to commercial pocket measuring 0.222 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.
- VI. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC Number alongwith validity should 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.
- VII. 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.
- VIII. 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.
- IX. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- X. 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.
- XI. 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.



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- XII. That as per the joint undertaking dated 24.12.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of the RERA Act/Rules.
- XIII. Sh. Amandeep Tiwana, Customer Relationship Manager shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- XIV. The land owners will get 100% amount of the sale proceeds received from the sale of the units in the project from the 30% account, after adjustment of the Cost to Company.


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman