



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. 191 of 2025 dated 09.10.2025 which is valid upto 08.10.2030 for setting up of an Affordable Residential plotted Colony (under DDJAY-2016) on land measuring 16.4875 acres in favour of Shri Shyam Developer, Sh. Jagbir Singh S/o Sh. Balbir Singh, Sh. Inderjeet S/o Sh. Charanjeet Singh, Sh. Raghav Dua S/o Sh. Anil Kumar Dua in collaboration with Shri Shyam Developer. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Marina Walk" situated in the revenue estate of Village Telipura & Jagadhari, Sector-28 Yamunanagar vide

Registration No. HRERA-PKL-YNR-818-2026

Dated: 05.01.2026

2. Promoter of the project is Shri Shyam Developer, having its registered office at KDB Road, Near Anaj Mandi Chowk, Kurukshetra, Haryana-136118. Promoter is a Partnership Firm (having 2 partners i.e., Sh. Sanjay Kumar and Sh. Parveen Kumar) having PAN No AEZFS1169R. However the licencees are Shri Shyam Developer, Sh. Jagbir Singh S/o Sh. Balbir Singh, Sh. Inderjeet S/o Sh. Charanjeet Singh, Sh. Raghav Dua S/o Sh. Anil Kumar Dua.

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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 of 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.
 - vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.

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- 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 08.10.2030. 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 size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) 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 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.
- IV. 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 RC number and 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 and the QR code should be affixed on the top-right corner.
- V. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.



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- VI. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.581 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.
- VII. That as per the joint undertaking dated 20.11.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- 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.
- IX. That as per joint undertakings 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.
- X. That both the Promoter and landowner/ licensee(Jagbir Singh Dhanoa) 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.
- XI. That as per the revenue sharing between the landowner/licencees (Sh. Inderjeet Singh & Sh. Raghav Dua) and the promoter in the collaboration agreement, the land owners will get 32.96% amount from the 30% free account.
- XII. 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.
- XIII. Sh. Parveen Kumar (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the Partnership Firm.
- XIV. 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



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incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.

- XV. 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.
- XVI. The following plots mortgaged under Internal development works and External Development Charges by the DTCP shall be kept freezed and will not be sold till they are demortgaged by the office of DTCP and RERA, Panchkula

| Plot No. | Plot Type | Area in Sqm | No. of Plots | Total Area (In Sqm) |
|------------------------------|--------------|-------------|--------------|---------------------|
| 235 to 256 | M | 137.187 | 22 | 3018.114 |
| 226 to 229 | O | 142.500 | 4 | 570.000 |
| 221, 222 | N | 142.522 | 2 | 285.044 |
| 76, 79 | A | 131.536 | 2 | 263.072 |
| 116A, 121, 125, 126 | B | 149.62 | 4 | 598.480 |
| 87, 97A, 11A | C1 | 146.360 | 3 | 439.080 |
| 40F | E1 | 149.923 | 1 | 149.923 |
| 37, 38, 39 | F | 144.342 | 3 | 433.026 |
| 170, 175, 177, 178, 179, 181 | H1 | 135.272 | 6 | 811.632 |
| 149, 150, 151 | J1 | 134.096 | 3 | 402.288 |
| 223, 224, 225 | N1 | 117.317 | 3 | 351.951 |
| 234 | P1 | 97.999 | 1 | 97.999 |
| 233 | P2 | 94.865 | 1 | 94.865 |
| 232 | P3 | 91.727 | 1 | 91.727 |
| 231 | P4 | 88.880 | 1 | 88.880 |
| 230 | P5 | 86.505 | 1 | 86.505 |
| | Total | | 58 | 7782.586 Sqm |

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- XVII. That following plots coming to the share of landowner/licencee cannot be put to sale by the promoter, however can be sold by the Landowners, i.e., Jagbir Singh Dhanoa.

| Plot Type | Plot Number | Area of Each Plot | Total Plots | Total Area (In Sqm) |
|-----------|-----------------------|-------------------|-----------------|---------------------|
| D | 8,9,10,14,15,18,19,20 | 146.205 | 8 | 1169.640 |
| F | 26, 29, 33, 34, 36 | 144.342 | 5 | 721.710 |
| E | 42 | 128.518 | 1 | 128.518 |
| G | 47 | 149.711 | 1 | 149.711 |
| C | 58,60,61,70,71,72 | 150.000 | 6 | 900.000 |
| AI | 73,74,75 | 149.990 | 3 | 449.970 |
| A | 80,81,82,83,84 | 131.536 | 5 | 657.680 |
| C1 | 104,105 | 146.360 | 2 | 292.720 |
| B | 122, 123, 124 | 149.620 | 3 | 448.860 |
| J | 138 | 102.537 | 1 | 102.537 |
| H | 163,164 | 112.767 | 2 | 225.534 |
| H1 | 169 | 135.272 | 1 | 135.272 |
| | Total | | 38 Plots | 5382.152 Sqm |


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman