



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. 267 of 2023 dated 27.12.2023 which is valid upto 26.12.2028 for setting up of a group housing colony (under left over pocket policy) on land measuring 1.125 acres in favour of The General Rubber Company Pvt. Ltd. and Green Apple Buildcon Pvt. Ltd. in collaboration with Ambarvan Homes LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Tarang Atlantis" situated in the revenue estate of Village Itmadpur, Sector-31, Faridabad vide

Registration No. HRERA-PKL-FBD-817-2026

Dated: 02.01.2026

2. Promoter of the project is Ambarvan Homes LLP, having its registered office at Plot No. 61, Block C, DLF Model Town, Sector-11, G.T. Road, Faridabad - 121006. Promoter is a Limited Liability Partnership (having 2 partners i.e., Sh. Shubham Agarwal and Sh. Kawal Sikka) registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN: ABC-1490 having PAN No ABZFA3229R. However, the licensee's are The General Rubber Company Pvt. Ltd. and Green Apple Buildcon Pvt. Ltd.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with 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 flat/apartment, 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 flat/apartment 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.



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- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of flat/apartment.
- ix) submit a copy of license after getting it renewed from time to time till the completion of the project i.e., **31.12.2030**. However, the registration shall be co-terminus with validity of license granted by DTCP, Haryana.

Special Conditions:

- i. Both the promoter and landowner/licencees shall comply with the provisions of section 4(2)(I)(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 realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in Form REP I.
- ii. That following flats coming to the share of landowner/licencees cannot be put to sale by the promoter, however can be sold by the Landowner:

The General Rubber Company Pvt. Ltd.

Unit Type	Unit No.	Tower/Floor	Total Units	Carpet Area (In sqm)	Estimated value of the Units Allocated
Flat	1205	Tower-A 12 th Floor	1	92.574	Rs. 10,00,00,000/-
Flats	12A01 12A02 12A03 12A04 12A05	Tower-A 13 th Floor	5	94.964 94.964 99.015 94.964 94.964	
Flat	1205	Tower-B 12 th Floor	1	92.574	
Flat	12A01	Tower-B 13 th Floor	1	94.964	
	Total		8 Units	758.983 Sqm	



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The Green Apple Buildcon Pvt. Ltd.

Unit Type	Unit No.	Tower/Floor	Total Units	Carpet Area (In sqm)	Estimated value of the Units Allocated
Flats	12A02	Tower-B 13 th Floor	1	94.964	Rs. 5,00,00,000/-
	12A03		1	99.015	
	12A04		1	94.964	
	12A05		1	94.964	
	Total		4 Units	383.907 Sqm	

- iii. That as per the joint undertaking dated 06.12.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- iv. 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 flats/units 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.
- v. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- vi. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt.



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of India (if applicable) before execution of development works at site.

- vii. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- 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 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 Form REP-I.
- x. 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.
- 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.
- xii. Sh. Sharad Singhal, one of the partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- xiii. 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.
- xiv. No advertisement/public notice be issued through any medium without affixing the QR code and RC number alongwith its validity



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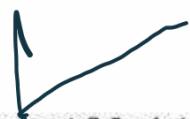
issued by the Authority. The QR code and RC number should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter and the QR code should be affixed on the top right corner.



Dr. Geeta Rathee Singh
Member



Nadim Akhtar
Member



Parneet S Sachdev
Chairman