



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. 152 of 2025 dated 22.08.2025 which is valid upto 21.08.2030 for setting up of an affordable residential plotted colony (under DDJAY-2016) on an area measuring 9.85 acres, in favour of Sh. Mukul S/o Sh. Lajpat Rai & and Sh. Surender Kumar S/o Sh. Balwant Rai in collaboration with Digantika Infrastructure LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Digantika Residency" having a total area measuring 9.85 Acres situated in the revenue estate of Village Bir, Sector 39, Hisar being developed by Digantika Infrastructure LLP.

Registration No. HRERA-PKL-HSR-784-2025

Dated: 12.11.2025

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2. Promoter of the project is Digantika Infrastructure LLP., having its registered office at By Pass, Near Aditay Hut Chery, Main ByePass, Opp. Dharam Palace, Jhajjar, Haryana, India, 124103. Promoter is a limited liability partnership (having 3 partners i.e., Digantika Rao , Mr. Dharmpal and Sh. Adip Kumar) registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN – ACA-2102 having PAN No. AAUFD9045J . However, the landowner/licencees are Sh . Mukul and Sh. Surender Kumar in Collaboration with Digantika Infrastructure LLP.
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



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Regulations 2017 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 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 plots.
- ix) the said project shall be completed by 21.08.2030 . However, the registration shall be co-terminus with the validity of licenses 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 details of all three accounts i.e., 100%, 70% and 30% account under intimation to the

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- 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.
 - iv. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
 - v. 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.
 - vi. Sh. Dharmpal, designated partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
 - vii. No advertisement/public notice be issued through any medium without affixing the QR code and registration number issued by the Authority. The QR code and registration 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.



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- viii. That as per the joint undertaking dated 09.09.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of the RERA Act/Rules.
- ix. Both the promoter and the landowner/licencees shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016. The entire 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 REP-I.
- 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. That no clause of collaboration agreement dated 31.01.2025 be amended being irrevocable.
- xii. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter, however can be sold by the Landowners i.e. Sh. Surender Kumar and Sh. Mukul:

S.NO	PLOT NO	AREA(in sq mts)
1	18	141.96
2	19	141.96
3	20	141.96
4	21	141.96
5	22	141.96
6	23	141.96
7	24	141.96
8	25	141.96



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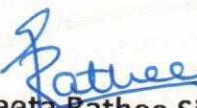
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9	26	141.96
10	27	141.96
11	28	141.96
12	29	141.96
13	30	141.96
14	31	141.96
15	32	141.96
16	33	141.96
17	34	141.96
18	35	141.96
19	36	141.96
20	37	141.96
21	38	141.96
22	39	141.96
23	40	141.96
24	41	141.96
25	42	141.96
26	43	141.96
27	93	149.88
28	94	149.88
29	95	149.88
30	96	149.88
31	97	149.88
32	98	149.88
33	99	149.88
34	100	149.88
35	101	143.90
36	102	143.90
37	103	143.90
38	104	143.90
39	105	143.90
40	106	143.90
41	107	134.51
42	108	139.17
43	109	139.17
44	110	139.17

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45	111	139.17
TOTAL		6444.59 sq mts.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman