



## 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. 180 of 2025 dated 18.09.2025 which is valid upto 23.03.2030 for setting up of an Affordable Residential plotted Colony (under DDJAY) to be developed on land measuring 8.34375 acres. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Alan City" situated in the revenue estate of Village Thana Kalan, Sector 7, Kharkhauda, District Sonapat vide

**Registration No. HRERA-PKL-SNP-803-2025**

**Dated: 03.12.2025**

2. Promoter of the project is Jagramm Infratech LLP, having its registered office at 339 Emaar Emerald Plaza, Sec-65, Badshahpur, Gurugram, Haryana, 122101. Promoter is a Limited Liability Partnership (having 2 designated partners i.e., Sh. Narender Singh Malik and Ms. Darshana Malik) registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN: AAO-9780 having PAN No ABLFM3916D. However, landowner/licensees are Sh. Rajender Singh and Sh. Narender Singh Malik.



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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](http://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 2017 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 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 17.09.2030. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

### Special Conditions:

- i. Both the promoter and landowner/licencee i.e., Sh. Rajender Singh 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 plots coming to the share of landowner/licencee Sh. Rajender Singh cannot be put to sale by the promoter, however can be sold by the Landowner:

Plot No.	Area in sq. mtrs.
40	118.13
43	130.50
44	130.50
45	130.50
46	130.50
59	130.50
60	130.50
61	130.50
62	130.50
68	108.82
<b>Total</b>	<b>1270.95</b>



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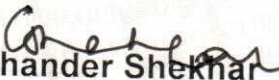
- iii. That as per the revenue sharing between the landowner/licencee i.e., Sh. Narender Singh Malik and the promoter in the collaboration agreement, Sh. Narender Singh Malik will get 73% of the net revenue generated against the sale of 0020 plots from the 30% free account.
- iv. That as per the joint undertaking dated 22.11.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- v. That as per joint undertaking cum affidavit dated 22.11.2025, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter should also not execute any addendum to the collaboration agreement subsequently.
- vi. 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 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.
- vii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.2152 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.
- viii. 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.
- ix. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- x. 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.

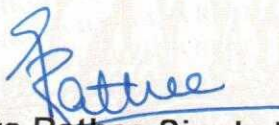


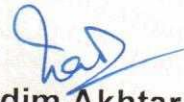
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- xi. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- xii. Sh. Navneet Malik, authorised representative of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- xiii. 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.
- xiv. 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.
- xv. No advertisement/public notice be issued through any medium without affixing the QR code and RC number alongwith its validity 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.

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman