



# 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. 106 of 2025 dated 27.06.2025 valid upto 26.06.2030 for setting up of a retirement housing project under Retirement Housing Policy dated 04.11.2024 on land measuring 3.58125 acres, in favour of Sh. Harichand S/o Sh. Duli Chand, S/Sh. Bachu Singh- Bijender Singh-Mahender Singh Ss/o Sh. Ram Singh, Sh. Vedpal S/o Sh. Ratan Singh, S/Sh. Brijesh-Bijender @ Birender-Sunder Singh-Ashok Ss/o Sh. Nathu Ram @ Nathi Ram, S/Sh. Satpal – Rakesh Narwat Ss/o Sh. Ramkishan, Sh. Akshaya S/o Sh. Surender Kumar in collaboration with Prosper Buildsquare LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "EPIC HOMES" having an area measuring 3.58125 acres situated in the revenue estate of Village Bhupani, Sector 89, Faridabad vide

Registration No. HRERA-PKL-FBD-801-2025

Dated: 03.12.2025

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2. Promoter of the project is M/s Prosper Buildsquare LLP, having its registered office at 26, KH. No. 39/1, Rajpur Khurd, A-2, UGF, Chhattarpur, South Delhi, 110068. Promoter is a LLP (having 2 partners i.e., Sh. Hari Chand and Sh. Sandeep Goel) registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN: ABC-6270 having PAN No. ABCFP6050C. However, the landowner/licencees are Sh. Harichand S/o Sh. Duli Chand, S/Sh. Bachu Singh- Bijender Singh-Mahender Singh Ss/o Sh. Ram Singh, Sh. Vedpal S/o Sh. Ratan Singh, S/Sh. Brijesh-Bijender @ Birender-Sunder Singh-Ashok Ss/o Sh. Nathu Ram @ Nathi Ram, S/Sh. Satpal – Rakesh Narwat Ss/o Sh. Ramkishan, Sh. Akshaya S/o Sh. Surender Kumar.
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.



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- 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.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of flat/apartment.
- ix) the said project shall be completed by 26.06.2030. 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 unit/apartment shall be sold. The



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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.

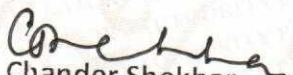
- II. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- III. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- IV. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- V. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- VI. 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.
- VII. 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,

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brochures or any other literature published by the promoter. The QR code should be affixed on the top right corner.

- VIII. 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.
- IX. Sh. Hari Chand, designated partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- X. That as per the joint undertaking dated 04.11.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of the RERA Act/Rules.

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman