



# 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. 257 of 2025 dated 23.12.2025 valid upto 22.12.2030, for setting up of an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 8.3083 acres, in favour of Sh. Satender Kumar, Smt. Birmati, Sh. Naveen Singh Dalal, BMSRL Builders, NCR Infra Buildwell Developers LLP, Smt. Roshni in collaboration with NCR Infra Buildwell Developers LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Palm Crest" situated in the revenue estate of village Jhajjar & Bid Sunarwala, Sector-21, Jhajjar vide

Registration No. HRERA-PKL-JJR-886-2026

Dated: 10.04.2026

Promoter of the project is NCR Infra Buildwell Developers LLP, having its registered office at Plot no. C 392, First Floor, Palam Extension, Sector-7 Dwarka, New Delhi-110075. Promoter is a Limited Liability Partnership (having 2 partners i.e., Raj Bala and Rajesh Sahrawat) registered with Registrar of Companies, Delhi with LLPIN: AAZ-6124 having PAN No. AATFN4201D.

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2. Information submitted by the promoter about the project can 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) .

3. 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 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.
- viii) publish this certificate in the printed brochure for inviting applications from the prospective buyers for allotment of plot.

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- ix) the said project shall be completed by 22.12.2030. 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. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- III. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- IV. 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.
- V. 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 QR code, RC number alongwith validity should be affixed on the top-right corner 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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- VI. That as per the joint undertaking, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- VII. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter shall also not execute any addendum to the collaboration agreement in future.
- 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 shall 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. That both the Promoter and landowner/ licencees 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 as mentioned in REP I.
- XI. Promoter shall submit duly approved Building Plans in respect of commercial area measuring 0.330 acres to the Authority alongwith deficit fees, if any, within 15 days after the approval of the Town and Country Planning Department. Till then, the promoter shall not dispose of any part/ unit of the commercial pocket.
- XII. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter and can be sold by the landowners only:



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Name	Type	Plot no.	Area (sq. mtr.)	No. of Plots	Total Area (sqmt.)
Sh. Satender Kumar	B	3 to 4	133.379	2	266.758
Sh. Naveen Singh Dalal	D	119 to 121	121.254	3	363.762
Sh. Naveen Singh Dalal	Q	18	100.497	1	100.497
Smt. Birmati	Q	122 to 130	100.497	9	904.473
BMSRL Builders	K	58 to 63	123.42	6	740.52
BMSRL Builders	L	83 to 88	124.037	6	744.222
BMSRL Builders	Q	6 to 16	100.497	11	1105.467
Smt. Roshni	F	106 to 107	96.37	2	192.74
<b>Total</b>				<b>40</b>	<b>4418.439</b>

- XIII. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- XIV. The promoter shall ensure that the total amount of unsecured loans are infused/ transferred in the 70% RERA account for the development of the project.

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- XV. Sh. Rajesh Sahrawat (Authorised Representative/ Signatory of NCR Buildwell Developers LLP firm) shall sign and execute sale deeds/conveyance deeds on behalf of the Partnership Firm.



**Dr. Geeta Rathee Singh**  
Member



**Nadim Akhtar**  
Member



**Parneet S Sachdev**  
Chairman