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. 238 of 2025 dated 01.12.2025 valid upto 30.11.2030 for setting up of an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 12.61875 acres, in favour of Smt. Babli, Smt. Kavita, Smt. Sunita, Sh. Rajbir, Sh. Satpal, Smt. Birmati in collaboration with Nature Earth Kharkhoda LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Rudra County" situated in the revenue estate of Village Kharkhauda, Sector 11, Kharkhauda, District Sonipat vide

Registration No. HRERA-PKL-SNP-890-2026 **Dated: 23.04.2026**

2. Promoter of the project is Nature Earth Kharkhoda LLP having its registered office at 403/22 Padwa Tower, Rajendra Place, Patel Nagar New Delhi, 110008. Promoter is a Limited Liability Partnership (having 5 partners i.e., Joginder Singh, Vishal, Vikas, Saurabh Panwar and Sidhant) registered with Registrar of Companies, Delhi II with LLPIN: ACE-3794 having PAN No AAWFN0964E.

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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 .

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 2018 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.

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ix) the said project shall be completed by 30.11.2030. 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 explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.

III. That the promoter shall not sell any part of the commercial site measuring 0.50475 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot the commercial area to the landowners as per collaboration agreement (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.

IV. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.

V. 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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VI. 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.

VII. 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.

VIII. 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.

IX. 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 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.

X. 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 after these plots are physically handed over to the landowners after grant of completion certificate:

Name of Land Owner	Plot Numbers	Total Plots	Total Area in Sq Mt
Babli W/o Ranbir Singh	1,2,62,63,64,65,69,128,150,151	10	1240.08
Kavita W/o Mahabir Singh	5,16,17,18,19,20,70,71,144,145	10	1274.30
Sunita W/o Om Prakash	3,4,148,149,169,170,171, 172,173	9	1224.62
Rajbir S/o Shri Bhagwan	93,94,95,146,147,207,208, 209,210,211,212,213	12	1598.87
Satpal S/o Karan	32,33,34,35,36,37,38,39,40,41,42,	35	3830.64

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Singh	43,44,45,46,47,48,49,50,51,52,53, 54,55,56,57,58,59,60,61,66,67,68, 72,192		
Birmati W/o Satpal	73,74,75,76,77,78,79,80,81,118,11 9,120,121, 122,123, 124,125,193,194,195,196, 197,198,199,200,201,202, 203,204,205,206	31	3875.11

XI. That as per joint undertaking cum affidavit dated 17.03.2026, 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.

XII. That as per the joint undertaking dated 17.03.2026, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.

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. Sh. Sidhant Ohlan, Partner of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP

Dr. Geeta Rathee Singh
Member

Parneet S Sachdev
Chairman