



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. 96 of 2023 dated 27.04.2023 valid upto 26.04.2028 for setting up of an Affordable Residential plotted colony(under DDJAY 2016) on land measuring 5.28125 acres in favour of Baljinder Kaur Wd/o Nasib Singh, Jatinder Singh - Sukhvinder Singh Ss/o Nasib Singh, Sukhpal Singh S/o Dalip Singh and Vikramjit Singh S/o Sukhpal Singh in collaboration with S & M Developers. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Palm Spring" situated in the revenue estate of Village Tohana, Sector-8 & 9, Tohana, District Fatehabad vide

Registration No HRERA-PKL-FTB-905-2026

Dated: 21.05.2026

2. Promoter of the project is S & M Developers, having its registered office at D-126, Marvel City, Sector-7, Ratia Road, Tohana, Fatehabad, Haryana. Promoter is a Partnership Firm (having 2 partners i.e., Sh Madan Lal Khurana and Sh. Suresh Chand Garg) having Registration No. 06-010-2021-00029 and having PAN No AELFS4365P.

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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 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 plots.
 - ix) the said project shall be completed by 26.04.2028. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.



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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 by the Authority, 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 duly approved building plans in respect of commercial site measuring 0.1159 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. Promoter shall also allot commercial plotted area to the landowner (Sh. Vikramjeet Singh Sandhu). A joint undertaking with respect to the commercial area be also submitted before disposing of any part of commercial site
- 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 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.
- 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

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- 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)(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. All proceeds from sale of plots (of both the landowners and the promoter) shall be first deposited in 100% Master Collection Account from which 70 % of the amount shall be transferred to 70 % separate RERA Account on the same business day.
- X. That as per joint undertaking cum affidavit dated 29.11.2025, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement subsequently.
- XI. That as per the joint undertaking dated 29.11.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules and Regulations made thereunder.
- XII. 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.
- XIII. Sh. Madan Lal Khurana, authorised representative of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the LLP
- XIV. That following plots coming to the share of landowner cannot be put to sale by the promoter, however can be sold by the Landowners only:

S No.	Name of land owner/ Developer	Block	Plot NO.	area of plot (in sqm)
1	VIKRAMJEET SINGH SANDHU S/o Late SUKHPAL SINGH	Commercial		469.20
		E/3	Plot No. 1	112.16
		E/3	Plot No. 2	112.16
		E/3	Plot No. 3	112.16
		A/15	Plot No. 8	150.00

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		A/15	Plot No. 9	150.00
		A/15	Plot No. 10	150.00
		A/20	Plot No. 19	150.00
		A/20	Plot No. 20	150.00
		A/20	Plot No. 21	150.00
		A/20	Plot No. 22	150.00
		B/7	Plot No. 45	134.61
		C/12	Plot No. 52	109.90
		C/12	Plot No. 53	109.90
		C/12	Plot No. 54	109.90
		C/12	Plot No. 55	109.90
		C/6	Plot No. 62	109.90
		C/6	Plot No. 63	109.90
		D/8	Plot No. 64	109.90
		D/8	Plot No. 65	137.96
		D/8	Plot No. 66	137.96
			Total	2594.37 sq mts
2	BALJINDER KAUR Widow NASIB SINGH (AADHAR NO 8620-5555-0110, JATINDER SINGH S/O NASIB SINGH(AADHAR NO.3382-0508-2356) & SUKHVINDER SINGH S/O NASIB SINGH (AADHAR NO. 8955-7665-7599)	A/15	Plot No. 4	150.00
		A/15	Plot No. 5	150.00
		A/15	Plot No. 6	150.00
		A/15	Plot No. 7	150.00
		A/20	Plot No. 23	150.00
		A/20	Plot No. 24	150.00
		A/20	Plot No. 25	150.00
		A/20	Plot No. 26	150.00
		A/20	Plot No. 27	150.00
		A/20	Plot No. 28	150.00
		B/7	Plot No. 43	134.61
		B/7	Plot No. 44	134.61
		C/12	Plot No. 56	109.90
		C/12	Plot No. 57	109.90
			Total	1989.20 sq mts


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Parneet S Sachdev
Chairman