



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. 26 of 2026 dated 13.02.2026 valid upto 12.02.2031 for setting up of an affordable residential plotted colony (under DDJAY Policy 2016) on land measuring 9.99027 acres, in favour of Shalimar Estates Pvt Ltd. in collaboration with Infinity Buildtech. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Five Greens" situated in the revenue estate of village Naggal & Alipur, Sector-19, Kot Behla Urban Complex, District Panchkula vide

Registration No. HRERA-PKL-PKL-911-2026

Dated: 29.05.2026

2. Promoter of the project is Infinity Buildtech having its office at SCO 232 234 2nd Floor Sector 34 A, Chandigarh. Promoter is a Partnership Firm (having 3 partners i.e., Pulkit Mittal, Chirag Jain and Sonu) having PAN No AAKFI8286L based at Model Town, Near old LIC Office, Narwana.

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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 12.02.2031. 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 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 a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- IV. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1907 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- 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

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- 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. That as per the revenue sharing between the landowner/licencee company and the promoter in the collaboration agreement, the landowner company will get 68% of the proceeds from the sale of plots from the 30% free account.
- X. That as per joint undertaking cum affidavit dated 22.04.2026, both the landowner/licencee company and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- XI. That as per joint undertaking cum affidavit dated 22.04.2026, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter should also not execute any addendum to the collaboration agreement in future.
- 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. Pulkit Mittal authorised signatory and partner of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the firm.
- XIV. As per condition no xxxviii of license, the promoter shall be bound by the final outcome of pending appeals before Hon'ble SCDRF or any other competent court of law.

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XV. The promoter vide affidavit cum undertaking dated 13.05.2026 has informed that out of total 20 cases pending against the promoter before the State Consumer Disputes Redressal Commission, U.T. Chandigarh, 18 cases have been settled and remaining 2 cases pertaining to Mr. Salim Ahmed CC/624/2022) and Ms. Rukma Rawat (CC/137/2023) are still pending and settlement consideration amount is Rs. 16,50,000/- in respect of the said pending cases therefore, plot no. 157 measuring 74.90 sq. mtrs. shall remain frozen till the final outcome of the cases.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Parneet S Sachdev
Chairman