



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. 16 of 2026 dated 22.01.2026 valid upto 21.01.2031, for setting up of an Industrial Plotted Colony on land measuring 44.956 acres, in favour of Sh. Sanchit Garg and Sh. Ankur Garg. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "RASA ENCLAVE" situated in the revenue estate of village Dhatir and Allika, Palwal vide

Registration No. HRERA-PKL-PWL-873-2026

Dated: 24.03.2026

2. Promoter/ Licencee of the project is Sanchit Garg and Ankur Garg, R/o 21-B-4, Friends Colony, West Srinivaspuri, New Delhi-110065 having PAN no. AQKPG5876C and AANPG4953H respectively.

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3. 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 .
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 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.

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- 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.
- ix) the said project shall be completed by 21.01.2031. 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 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.



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- 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.
- 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. 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.
- VIII. Promoter shall submit duly approved Building Plans in respect of commercial area measuring 0.682 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.
- IX. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the promoters. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- X. Sh. Sanchit Garg and Sh. Ankur Garg, both will be jointly and severally liable to develop the industrial colony in accordance with

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the provisions of the license issued by the Director, Town and Country Planning, Haryana.

- XI. Sh. Sanchit Garg and Sh. Ankur Garg, both will be jointly and severally liable for delivery of the sold plots (Industrial/Residential) to the prospective buyers.
- XII. Sh. Sanchit Garg and Sh. Ankur Garg will share the expenses related to the project in the land holding ratio of 65% and 35% respectively, including but not limited to project development expenses, sales and marketing expenses, statutory payments etc and will share the profit from the project in the same ratio.
- XIII. Sh. Sanchit Garg and Sh. Ankur Garg, both shall sign and execute sale deeds/conveyance deeds.



Dr. Geeta Rathee Singh
Member



Nadim Akhtar
Member



Parneet S Sachdev
Chairman