



# 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. 37 of 2022 dated 07.04.2022 valid upto 06.04.2027 for setting up of an affordable residential plotted Colony under DDJAY-2016 on land measuring 5.006 acres, in favour of Rajkot Buildwell Pvt. Ltd. C/o Jindal Realty Ltd. DTCP vide orders dated 08.07.2025 has transferred the said license in favour of Shubhashok Infra Grow LLP. Based on this transfer order, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Ashoka Greens" situated in the revenue estate of Village Rathdana, Sector-33, Sonapat vide

**Registration No. HRERA-PKL-SNP-870-2026**

**Dated: 16.03.2026**

2. Promoter of the project is Shubhashok Infra Grow LLP having its registered office at Plot No 31, Block-E, Parshant Vihar, Rohini, Landmark Near Govt School, Sec-11, North West Delhi, 110085. Promoter is a Limited Liability Partnership (having 2 partners i.e., Shubh Sharma and Ashok Sharma) registered with Registrar of Companies, Delhi with LLPIN: ABZ-1089 having PAN No AEVFS9947M.

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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](http://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 06.04.2027. 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 submit duly approved building plans in respect of commercial pocket measuring 0.17131 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 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.
- VI. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity

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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. Sh. Shubh Sharma, one of the partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- VIII. 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.
- IX. 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.
- X. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman