



# 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. 85 of 2023 dated 18.04.2023 valid upto 17.04.2028 granted in favour of Green Field Colonizer Pvt. Ltd., Uttirna Infra Projects Pvt. Ltd., Grand Valley Realtors Pvt. Ltd., Four Square Promoters Pvt. Ltd., Lagoon Club Pvt. Ltd., Lagoon Realtors Pvt. Ltd., Little Valley Promoters Pvt. Ltd., Star Valley Realtors Pvt. Ltd. in collaboration with Uttirna Infra Projects Pvt. Ltd. for setting up of an Affordable Plotted Colony under DDJAY Policy-2016 over an area measuring 55.72396 acres (after migration from licence no. 6 of 2010 granted for setting up of RPL Colony). The said project has been registered by the Authority vide Registration no. HRERA-PKL-PNP-446-2023 dated 02.05.2023 valid upto 30.04.2028. The promoter has purchased 14 plots vide conveyance deeds dated 06.05.2025, 30.06.2025 and 16.09.2025 to construct total 56 floors (S+4 Floors) on these plots. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered 56 floors on 14 plots (bearing plot nos. A2/48 to A2/58 and A3/44 to A3/46) namely "ENVISIO FLOORS" measuring 2,099.86 square meters situated in M3M City of Dreams, Sector 37, Panipat vide

Registration No. HRERA-PKL-PNP-871-2026

Dated: 16.03.2026

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2. Promoter of the project is Bhutani Homes Private Limited, having its registered office at C-225 Connaught Estate, TDI City, Panipat, 132103, Haryana. Promoter is a Private Limited Company registered with Registrar of Companies, Haryana with CIN U68200HR2025PTC127237 having PAN No AANCB1399R.
3. Information submitted by the promoter about the project may be viewed in the PDF uploaded along with 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 floor/apartment, 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 floor/apartment sold/booked and expenditure made in the project.

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- 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 floors/apartments.
- ix) the said project shall be completed by **31.03.2027**.

### **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 floors/apartments shall be sold. The Promoter is also directed to issue a public notice of minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) 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 prior permission of the Authority.
- ii. Promoter shall submit a revised copy of service plans/estimates approved by the Town & Country Planning Department with density of 18 persons per plot within a period of three months.
- iii. That any change in the communication address should be immediately intimated to the Authority otherwise all the

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correspondence shall be deemed to have been served on the address mentioned in REP-I.

- iv. The payment plan approved in REP-I should be incorporated in the BBA along with the quantum of all other charges to be paid by the allottee till the grant of Possession.
- 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.

  
**Nadim Akhtar**  
**Member**

  
**Parneet S Sachdev**  
**Chairman**