



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. 203 of 2025 dated 16.10.2025 valid upto 15.10.2030 for an area measuring 13.59375 acres for setting up of an Affordable Residential Plotted Colony (under DDJAY 2016) in favour of Sh. Jagat Singh, Sh. Ashok Kumar, Sumitra, Kapil Dev, Sh. Bhagwan, Krishan Kumar, Jai Kumar, Kirpal Singh, Mukesh, Guddi, Saroj, Urmila, Jorawar Singh, Mintu, Birmati, Suman, Sandeep, Ratni, Sumitra, Maya, Rajwanti, Krishna Rani, Ashok Kumar, Savitri in collaboration with Armaan Buildtech Private Limited. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Bheemeshwari City" situated in the revenue estate of village Wajirpur, Sector-3, Beri, District Jhajjar vide

Registration No. HRERA-PKL-JJR-948-2026

Dated: 22.07.2026

2. Promoter of the project is Armaan Buildtech Private Limited having its registered office at A-2/258 Janakpuri, West Delhi, 110058. Promoter is a Private Limited Company registered with Registrar of Companies, Delhi II with CIN U70109DL2022PTC397864 having PAN No AAWCA9509K.

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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.
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.



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- 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 **31.10.2030**. However, the registration shall be co-terminus with 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 explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.
- III. That the promoter shall not sell any part of the commercial site measuring 0.27369 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot respective commercial area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.
- IV. 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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- 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 its validity as 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 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 as mentioned in Form REP I.
- X. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter.

Jagat Singh S/o Khushi Ram

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1.	A	11 to 13	112.245	3	336.735
2.	B/1	21	108.320	1	108.320
3.	R	50	95.900	1	95.900
4.	D	61 and 94	109.600	2	219.2
5.	G	122 and 138 to 141	121.180	5	605.9

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6.	N	240	150	1	150
	Total			13	1516.055

Ashok Kumar S/o Khusi Ram

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1.	A	15	112.245	1	112.245
2.	B	33	90.750	1	90.750
3.	B/1	22	108.320	1	108.320
4.	Q	49	113.772	1	113.772
5.	D	62 and 63	109.600	2	219.2
6.	G	116 to 121	121.180	6	727.08
7.	N	241	150	1	150
	Total			13	1521.367

Kapil Dev S/o Ramesh Kumar

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1.	A	16 and 17	112.245	2	224.49
2.	B	34 to 36	90.750	3	272.25
3.	B/1	20	108.560	1	108.560
4.	D	56	109.600	1	109.600
5.	G	107 to 112	121.180	6	727.08
6.	N	242	150	1	150
	Total			14	1591.98

Sumitra W/o Ramesh Kumar

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1.	A	18 and 19	112.245	2	224.49
2.	B	31 and 37	90.750	2	181.5
	B2	38	88.457	1	88.457
3.	D	57 and 58	109.600	2	219.2
4.	G	113 to 115 and 123,124	121.180	5	605.9
5.	N	243	150	1	150
	Total			13	1469.547

Shri Bhagwan S/o Subhash Chander

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter.)
1	K	194 to 200	148	7	1036
2	N	218 to 228	150	11	1650
3	I1	158	118	1	118
TOTAL				19	2804

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Savitri W/o Shri Bhagwan

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter.)
1	G	181 to 186	121.180	6	727.08
2	H	155 to 157	116.200	3	348.6
3	F	103	130	1	130
4	F	104 to 106	124.5	3	373.5
5	D/3	87 to 89	109.600	3	328.8
	D/5	90 to 91	109.600	2	219.2
TOTAL				18	2127.18

Krishan Kumar S/o Bal Jeet

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	E	52, 53 and 54	120	3	360
2	D	77	109.600	1	109.600
TOTAL				4	469.6

Jai Kumar S/o Bal Jeet

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	E	65 to 67	120	3	360
TOTAL				3	360

Mukesh S/o Karan Singh

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	E	83, 84 and 85	120	3	360
TOTAL				3	360

Kripal S/o Karan Singh

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	E	70, 71 and 72	120	3	360
2	D	78	109.600	1	109.600
TOTAL				4	469.6

Guddi D/o Om Prakash

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	G	149	121.180	1	121.180
TOTAL				1	121.180

Jorawar alias Jora Singh S/o Om Prakash

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	G	136, 137 and 148	121.180	3	363.54
TOTAL				3	363.54

Mintu S/o Om Prakash

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)

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1	G	133 to 135	121.180	3	363.54
TOTAL				3	363.54

Birmati W/o Nagad Singh

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	A	6 and 7	112.245	2	224.49
2	B	27 and 28	90.750	2	181.5
TOTAL				4	405.99

Suman D/o Nagad Singh

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	A/1	40	109.600	1	109.600
2	B	29 and 30	90.750	2	181.5
	C	39	112.400	1	112.400
TOTAL				4	403.5

Sumitra Devi W/o Kartar Singh

| → Both Ss/o Munshi Ram

Maya Devi W/o Dharampal

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	D	73	109.600	1	109.600
TOTAL				1	109.600

Rajwanti W/o Vinod

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	D	74	109.600	1	109.600
TOTAL				1	109.600

Krishna Rani W/o Jai Kishan

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	D	75	109.600	1	109.600
TOTAL				1	109.600

Sandeep Kumar S/o Rajender Singh

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	B	23 and 24	90.750	2	181.5
TOTAL				2	181.5

Ratni Devi W/o Jile Singh

Sr. No.	Type/Category	Number of Plots	Area of Plot (In Sq. Meter)	Total Number of Plots	Total Area of Plot (In Sq. Meter)
1	B	25 and 26	90.750	2	181.5
TOTAL				2	181.5

XI. That both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.

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- XII. That 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.
- XIII. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.
- XIV. That following plots mortgaged with DTCP, Haryana in lieu of IDW shall only be sold after release of mortgage by DTCP, Haryana and RERA Panchkula: -

Sr. No.	Plot Type	Area in Sqm	No. of Plots	Total Area (In Sqm)
1.	D	109.600	16	1753.600
2.	L	148.163	5	740.815
3.	M	138.130	5	690.650
		Total	26	3185.065 Sqm.


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman