



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. 91 of 2026 dated 14.05.2026 valid upto 13.05.2031 for setting up of an Affordable Residential Plotted Colony (under DDJAY, 2016) on land measuring 5.6736 acres has been granted in favour of Sh. Randhir Singh, Sh. Rohtash, Sh. Krishan, Sh. Ravinder Singh in collaboration with Kalptaru Developers Private Limited. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "KALPTARU RESIDENCY" situated in the revenue estate of village Thana Kalan, Sector-7, Khakhauda, District Sonapat vide

Registration No. HRERA-PKL-SNP-954-2026

Dated: 07.08.2026

2. Promoter of the project is Kalptaru Developers Private Limited having its registered office at KH 19/24 Ground Floor Auchhandi Border Village, North West Delhi, 110039. Promoter is a Private Limited Company registered with Registrar of Companies, Delhi II with CIN U68200DL2025PTC455216 having PAN No AAMCK1883G.

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HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

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.
 - vii) that the promoter shall submit the quarterly progress report from the date of registration upto the date of completion of the project.



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- 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 **31.03.2031**. 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. If there is a change in the account numbers, then a bank statement of the previous account and the new account alongwith a certification from the CA that the entire balance in the previous account has been transferred to the new bank account be submitted. 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% 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. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1076 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.



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- IV. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- 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. That as per the joint undertaking dated 17.07.2026 submitted by the promoter, total consideration payable to the Landowner(s) under the Collaboration Agreement is Rs. 1,167.18 Lakhs out of which only Rs. 100.00 Lakhs has been paid at the time of execution of the Collaboration Agreement and the balance consideration of Rs. 1,067.18 Lakhs payable shall be paid by the Promoter/Developer to the Landowner(s) in proportion to the physical progress of the Project. This balance payment, shall be paid from the 30% free account.
- X. That following plots are being freezed till the complete payment is made to the landowners. A copy of joint agreement should also be submitted to the Authority after the complete payment has been made to the landowners. The freezed plots shall be released thereafter.



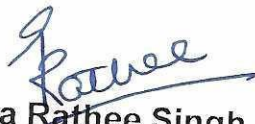
HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

Plot No	Area (in Sq. Mtrs.)	No. of plots	Total Area (in sq mtrs)
1	92.58	1	92.64
2	88.15	1	88.02
3	83.52	1	83.41
4-6	83.24	3	249.72
7	94.66	1	94.66
8	82.92	1	82.92
64	136.01	1	136.01
65	113.12	1	113.12
66, 67 and 72	104.40	3	313.19
73	149.98	1	149.95
84	149.56	1	149.56
85	149.14	1	149.14
86	146.61	1	146.61
80	149.96	1	149.96
81	149.96	1	149.96
82	149.96	1	149.96
83	149.96	1	149.96
Total		21	2448.79 sq mtrs.

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


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman