



## 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. 72 of 2026 dated 22.04.2026 valid upto 21.04.2031 for setting up of an Industrial plotted colony on land measuring 43.85 acres in favour of Sh. Ranjiv Singh Son-Smt. Shalini W/O Sh. Ajay Kumar Daughter of Sh. Randhir Singh, Smt. Chandra Singh Wife of Sh. Randeep son-Renu Singh W/o Sh. Shakti Singh Daughter of Sh. Devender Singh in Collaboration with CRSD Developers. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Captain Ranjit Singh Enclave" situated in the revenue estate of Village Dabra, Tehsil & District Hisar, Haryana vide

**Registration No HRERA-PKL-HSR-968-2026**

**Dated: 20.08.2026**

2. Promoter of the project is CRSD Developers, having its Principal place of business at 61B, Uttam Nagar, Tosham Road, Near Aadhar Hospital, Hisar, Haryana. Promoter is a Partnership Firm (having 4 partners i.e., Sh Anil Kumar, Sh. Raj Kumar Mohil, Sh. Ved Gandhi and Sh. Sandeep Gogia) having Registration No. 6-12-2025-00125 and PAN No. AAVFC5552E.

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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 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 21.04.2031.



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### 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 along with 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 by the Authority, having quantum of all other charges to be paid by the allottees 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 duly approved building plans in respect of commercial pocket measuring 1.752 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 an part/unit of the commercial pocket.
- 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 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 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. All proceeds from sale of plots ( of both the landowners and the promoter) shall be first deposited in 100% Master Collection Account from which 70 % of the amount shall be transferred to 70 % separate RERA Account on the same business day.



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- X. That as per joint undertaking cum affidavit, 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.
- XI. That as per the joint undertaking, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules and Regulations made thereunder.
- XII. 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 the interests of the allottees.
- XIII. Mr. Anil Kumar shall sign and execute sale deeds/conveyance deeds on behalf of the firm.
- XIV. Plot No. 1 and 2 shall remain freezed till the promoter constructs the culvert and intimates the same to the Authority within a period of 2 months from the date of grant of Registration certificate.
- XV. That following plots coming to the share of landowners cannot be put to sale by the promoter, however can be sold by the Landowners only:

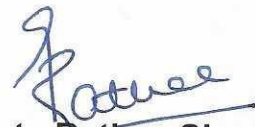
| Sr.No | Plot NO | No of Plots | Area per Plot<br>( in Sq.mts.) | Total Area<br>( in Sq. Mtrs) | Landowners      |
|-------|---------|-------------|--------------------------------|------------------------------|-----------------|
| 1     | 265-272 | 8           | 456.3                          | 3650.4                       | Sh.Ranjiv Singh |
|       | 274-292 | 19          | 220                            | 4180                         |                 |
|       | 364     | 1           | 166.26                         | 166.26                       |                 |
|       | 377-389 | 13          | 385.39                         | 5010.07                      |                 |
|       | 436     | 1           | 306.89                         | 306.89                       | Smt Shalini     |
|       | 487-507 | 21          | 304.75                         | 6399.75                      |                 |

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|       |           |     |        |          |                    |
|-------|-----------|-----|--------|----------|--------------------|
|       | 509-511   | 3   | 161.12 | 483.36   |                    |
|       | 273       | 1   | 442.53 | 442.53   |                    |
|       | 301-304   | 4   | 220    | 880      |                    |
|       | 310       | 1   | 232.76 | 232.76   |                    |
| 2     | 339-340   | 2   | 232.76 | 465.52   | Sh, Randeep Singh  |
|       | 369       | 1   | 232.76 | 232.76   |                    |
|       | 365       | 1   | 217.54 | 217.54   | Smt. Renu Singh    |
|       | 376 & 390 | 2   | 329.41 | 658.82   |                    |
|       | 397-405   | 9   | 299    | 2691     |                    |
| 3     | 293-296   | 4   | 371.63 | 1486.52  | Smt. Chandra Singh |
|       | 297-300   | 4   | 412.92 | 1651.68  |                    |
|       | 370-375   | 6   | 327.38 | 1964.28  |                    |
|       | 391-396   | 6   | 327.38 | 1964.28  | Sh, Randeep Singh  |
|       | 411       | 1   | 313.55 | 313.55   |                    |
|       | 412-417   | 6   | 294.73 | 1768.38  |                    |
|       | 437-484   | 48  | 304.75 | 14628    | Smt. Renu Singh    |
| Total |           | 162 |        | 49794.35 |                    |

  
Chander Shekhar  
Member

  
Dr. Geeta Rathee Singh  
Member

  
Parneet S Sachdev  
Chairman