



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning granted license no. 67 of 2026 dated 20.04.2026 valid upto 19.04.2031 for setting up of an Affordable Residential Plotter Colony (under DDJAY-2016) on land measuring 5.98125 acres in favour of Sh. Daljit Singh S/o Sh. Sahib Singh in collaboration with Ambala Home Land Developers Private Limited. Based on this licence, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "SERENE CITY" situated in the revenue estate of village Machhonda, Sector-28, Ambala vide

Registration No. HRERA-PKL-AMB-976-2026 Dated: 08.09.2026

2. Promoter of the project is Ambala Home Land Developers Private Limited, having its registered office at K. NO 8/13/2 ARJUN NAGAR, AMBALA CANTT HARYANA-133001. Promoter is a Private Limited Company registered with Registrar of Companies, Haryana, with CIN U70109HR2020PTC086056 and having PAN No AATCA4315N.

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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.
 - 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.



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- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plot.
- ix) The date of completion of the project is 19.04.2031.

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 by the Authority 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 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.
- V. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1337 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Promoter shall also allot the entire



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commercial pocket to the landowner as per the collaboration agreement.

- VI. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity issued by the Authority. The QR code, RC number along with its 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, both the landowner/licensees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- 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 in future.
- XI. That the Promoter 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



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to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in form REP I.

- XII. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- XIII. The following plots mortgaged under Internal development works and External Development Charges by the DTCP shall be kept freezed and will not be sold till they are demortgaged by the office of DTCP and RERA, Panchkula
- XIV.

A. IDW MORTGAGED PLOTS

S. No.	Category	Plot No.	Area (in Sq. Mtr.)	No. of Plots	Total (in Sq. Mtr.)
1	G	64 to 73	149.19	10	1,491.90
	TOTAL			10	1,491.90 Sq. Mtr. (0.368 Acre)

B. EDC MORTGAGED PLOTS

S. No.	Category	Plot No.	Area (in Sq. Mtr.)	No. of Plots	Total (in Sq. Mtr.)
1	H	79 to 81, 94 to 96	102.51	6	615.06
2	G	74 to 78	149.19	5	745.95
	TOTAL			11	1,361.01 Sq. Mtr. (0.336 Acre)

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XV. That the following plots coming to the share of landowner/licencee cannot be put to sale by the promoter and can only be sold by the landowner:

Sr.No	Plot's No	No of Plots	Area of Each Plot (in Sqmtr)	Total Area of Plots (in Sqmtr)
1	1 to 5	5	149.88	749.4
2	6 to 15	10	117.17	1171.7
3	30 to 36	7	140.35	982.45
4	43 to 54	12	104.27	1251.24
5	42 & 55	2	102.72	205.44
6	56 to 63	8	144.99	1159.92
7	97 to 105	9	102.51	922.59
Total		53		6442.74


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member