



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. 95 of 2026 dated 15.05.2026 valid upto 14.05.2031 for setting up of an Industrial Plotted Colony on land measuring 21.49375 acres, in favour of Sh. Rahul S/o Sh. Hari Prakash, H.P. Mangla & Sons HUF in collaboration with HRM Education LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "HRM Pratham" situated in the revenue estate of village Devru & Abdulpur, District Sonipat vide

Registration No. HRERA-PKL-SNP-986-2026

Dated: 25.09.2026

2. Promoter of the project is HRM Education LLP having its registered office at Plot No 11, 1st Floor Block - D, Prashant Vihar, Delhi - 110085. Promoter is a Limited Liability Partnership (having 2 partners i.e., Hari Parkash Mangla and Priyanka) registered with Registrar of Companies, Delhi I with LLPIN: ACB-4676 having PAN No AAQFH0841J.

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3. Information submitted by the promoter about the project can be viewed in the PDF uploaded alongwith 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) 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.
 - iv) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.
 - v) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.
 - vi) that the promoter shall submit the quarterly progress report of expenditure from the date of registration upto the date of completion of the project.
 - vii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
 - viii) the said project shall be completed by 14.05.2031.



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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. 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 get approved the revised service plans/estimates within a period of six months from Town & Country Planning Department and shall submit a complete set of service plans and estimates to the Authority.
- IV. 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.
- V. 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 its validity 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.
- VI. 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.



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- VII. 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.
- VIII. That the promoter shall not sell any part of the commercial site measuring 0.98831 acres unless the building plans of the said site are approved and deficit fee paid, if any to the Authority. Promoter shall also allot 62% of 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
- IX. Both the promoter and landowner 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 plot coming to the share of landowners cannot be put to sale by the promoter: -
- | Land Owners | Plot Nos. | Total no. of Plots | Total area (in Sqm) |
|------------------------|--------------|--------------------|---------------------|
| Sh. Rahul Mangla | 26, 38 to 87 | 50 | 26543.14 |
| H.P. Mangla & Sons HUF | 1 to 19 | 19 | 8685.24 |
| Total | | 69 | 35228.38 |
- XI. That both the landowner 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.
- XIII. 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 interests of the allottees.



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- XIV. Sh. Hari Parkash Mangla, one of the partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- XV. That plot no. 4 falling under 11 KV HT line shall remain frozen and will only be sold after shifting of HT line by DTCP, Haryana and defreezing by RERA Panchkula


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member