



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. 121 of 2026 dated 22.06.2026 valid upto 21.06.2031 for setting up of an Affordable Residential Plotted Colony (under DDJAY, 2016) on land measuring 3.8875 acres (in addition to license no. 63 of 2025 dated 06.05.2025 granted for an area measuring 7.475 acres) in favour of Metropolitan Infra Realty LLP, HCBS Developments Ltd. in collaboration with HCBS Developments Ltd. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Glen Wood Phase 2" situated in the revenue estate of village Jondhi, Sector-29, Jhajjar, vide

Registration No. HRERA-PKL-JJR-990-2026

Dated: 05.10.2026

Promoter of the project is HCBS Developments Limited having its registered office at Plot no. 137, Sector-27, Gurgaon, Gurgaon, Haryana, India, 122009. Promoter is a Public Limited Company registered with Registrar of Companies, Delhi & Haryana with CIN U45400HR2007PLC099884 having PAN No AABCH8653C.

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2. 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.
3. 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 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.



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viii) the said project shall be completed by 30.06.2031.

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% 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 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 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.



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- IV. Promoter shall also submit a copy of revised 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.
- 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 0.242 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot share of commercial area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement also be submitted to the Authority
- IX. Both the promoter and landowner shall comply with the provisions of section 4(2)(l)(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



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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 landowner i.e. Metropolitan Infra Realty LLP cannot be put to sale by the promoter: -

Plot No.	Area in Sq. YDS.
106	153
107	153
111	153
112	153
116	153
117	153
118	153
119	153
120	153
121	153
122	153
123	153
124	153
127	153
128	153
129	125
130	125
131	125
132	153
134	153
135	153
136	153
137	153
138	153
139	153
140	153
156	153
157	153
158	153
159	153
160	153
161	153
162	153
163	153
164	153
165	125
166	125
167	125
112A	127
113	143
99A	153
99B	153
99E	153
99F	153

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- 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.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadin Akhtar
Member

PAYMENT PLAN

Sr. No.	Payment Stage	Total sales value (%)
1	At the time of Booking	10% of TSV
2	Upon execution of Builder Buyer Agreement in 30 days.	BBA will get issued.
3	Upon start of Sewerage Works, Earth Filling works, Storm Water lines, Laying of Water Supply line	15% of TSV
4	Upon finish of Sewerage Works, Earth Filling works, Storm Water lines, Laying of Water Supply line	20% of TSV
5	Upon Start of Internal Road Works	15% of TSV
6	Upon Finishing of Internal Road Works	10% of TSV
7	Upon Start of Electrification works and Landscape works	15% of TSV
8	On completion of colony and Offer of Possession.	10% of TSV

Note:

1. The applicable taxes shall be payable.
2. The following charges shall be taken at time of offer of possession:
 - IFMS, Meter Charges, External Electrification charges, EDC/IDC, shall be collectively paid @1200 per sq. yard.
 - Maintenance and Facility charges @ Rs. 8 per sq. yard per month.

Auth. Signatory

For HCBS Developments Limited

HCBS DEVELOPMENTS LIMITED

Corporate Office: # 69, 70, Second Floor, MGF Metropolis Mall, MG Road, Gurugram, Haryana-122002
Ph.: 0124-2572939, Website : www.hcbs.co.in

Regd Office: Plot No. 137, Sector 27, Gurugram-122002 (INDIA)

CIN No.: U45400HR2007PLC099884