# 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. 135 of 2026 dated 08.07.2026 valid upto 07.07.2031 for setting up of an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 11.99375 acres in favour of Kaithal Infra Developers LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "SHREE RUDRA HOMES" situated in the revenue estate of Village Narwana, Sector 15,Narwana, District Jind vide

**Registration No. HRERA-PKL-JND-991-2026 Dated: 13.10.2026**

Promoter of the project is Kaithal Infra Developers LLP, having its registered office at DS SHOP NO.73 Sec 19, HUDA Kaithal Haryana, India 136027. Promoter is a Limited Liability Partnership (having 3 partners i.e., Sh. Chirag Verma, Ms. Kavita and Sh.Krishan) having LLPIN ACG-2147 and PAN No.ABBFK8266A.

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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.
   viii. the said project shall be completed by 07.07.2031.

**Special Conditions:**

I. In compliance of Section 4(2)(l)(d) of The Haryana Real Estate (Regulation and Development) Act, 2016 following three bank accounts has been intimated:

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| Head of Bank Account | Account No. |
|---|---|
| 100% Collection Account | 777705126116 |
| 70% RERA Account | 777705126117 |
| 30% Promoter Account | 777705126118 |
| Bank Name- ICICI BANK<br>IFSC Code- ICIC0000861<br>Bank Address- 1068, Professor Colony, Kurukshetra Road, Dhand, Kaithal-136027 | |

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 explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.

III. Promoter shall get approved the 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

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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. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.48 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.

IX. 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.

X. Sh. Chirag Verma, authorized signatory of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

Dr. Geeta Rathee Singh
Member

Nadim Akhtar
Member

## Stages of Payment

| Sr. No. | Stages of Payment | Amount Due (%) |
|---|---|---|
| 1 | On Booking / Allotment | 5% |
| 2 | BBA will be Execute within 30 days from the date of allotment | 5% |
| 2 | Commencement of Water Supply | 15% |
| 3 | Commencement of Sewerage & Storm Water System | 15% |
| 4 | Commencement of Internal Rainwater Harvesting | 15% |
| 5 | Commencement of Roads & Footpaths | 10% |
| 6 | Commencement of Electrical Works & Street Lighting | 15% |
| 7 | Commencement of Sewage Treatment Plant (STP) | 10% |
| 8 | Offer of Possession | 10% |
| | **TOTAL** | **100%** |

## Other Charges

| Sr. No. | Particulars / Head | Rate |
|---|---|---|
| 1 | Interest Free Maintenance Security Deposit (IFMSD) | ₹30,000/- One Time Charges |
| 2 | Statutory Dues (Any tax, Labour Cess and GST etc.) | As per actuals, as applicable |
| 3 | Maintenance Charges | ₹10/- per Sq. Yard per month (approx.) |
| 4 | Stamp Duty Charges | As per actuals, as applicable |
| 5 | Registration Charges | As per actuals, as applicable |
| 6 | Preferential Location Charges (if any) | A. Corner Plot: 5%<br>B. Park/Green Belt Facing 5%<br>C. East Facing 5% |

KAITHAL INFRA DEVELOPERS LLP

Auth. Signatory