



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. 262 of 2025 dated 29.12.2025 valid upto 28.12.2030 for an area measuring 5.33125 acres for setting up of an Affordable Residential Plotted Colony (under DDJAY 2016) in favour of Uniliance Private Limited, Sh. Rajiv, Sh. Sanjiv, Smt. Prem, Smt. Neeru in collaboration with Uniliance Private Limited. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Shree Ram Residency" situated in the revenue estate of village Sultanpur & Shadipur, Sector-2, Sonipat vide

Registration No. HRERA-PKL-SNP-926-2026

Dated: 01.07.2026

2. Promoter of the project is UNILIANCE PRIVATE LIMITED, having its registered office at N 141, Third Floor, DLF Phase II, Gurugram - 122001. Promoter is a Private Limited Company registered with Registrar of Companies, Haryana with CIN U68200HR2021PTC098561 having PAN No AACCU9479L.

W

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

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 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.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- 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 **28.12.2030**. However, the registration shall be co-terminus with validity of license granted by DTCP, Haryana.

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 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. That the promoter shall not sell any part of the commercial site measuring 0.20659 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot commercial area to the landowners (with mutual consent) before



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

- disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.
- iv. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
 - v. 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.
 - 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



HARYANA REAL ESTATE REGULATORY AUTHORITY**PANCHKULA**

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 plots coming to the share of landowner/licencees cannot be put to sale by the promoter: -

Landowners	Plot Numbers	No. of plots	Total Area in Sq. yards.
Sanjiv Sarin	1, 2 to 15, 16 to 23	23	3913
Prem Sarin	72 and 73	2	354
Rajiv Sarin	24 to 36	13	2253
Neeru Sarin	69 and 70	2	255
Prem Sarin	41,42 and 76	3	481
Total		43	7256 sq. yards.

- xi. That as per the joint undertaking dated 18.05.2026, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- xii. That as per joint undertaking cum affidavit dated 18.05.2026, 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. That the plot nos. 84 to 89 (115.448 sq. mtrs. each) shall be kept frozen till the construction of culvert over water course.


Dr. Geeta Rathee Singh
 Member


Parneet S Sachdev
 Chairman