



# 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. 87 of 2026 dated 08.05.2026 valid upto 07.05.2031 for setting up of an Affordable Residential Plotted Colony on land measuring 14.39375 acres, in favour of Samisha Infraspaces LLP & Saawariya Homes LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Garden City" situated in the revenue estate of village Kabri, Sector 39, Panipat vide

**Registration No. HRERA-PKL-PNP-930-2026**

**Dated: 06.07.2026**

2. Promoter of the project is Samisha Infraspaces LLP having its registered office at Decent Infraheights Pvt. Ltd., Khasra No. 20 Sector 32 Village Umri, Pipli, Thanesar, Kurukshetra. Promoter is a Partnership having LLPIN- ACO-9661 and having PAN No AFQFS2370N.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority [www.haryanarera.gov.in](http://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 schedule of expenditure from the date of registration upto the date of completion of the project.
  - 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 31.03.2031. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

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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% 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 allottees 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 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 validity issued by the Authority. The QR code, RC number along-with 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.



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- VI. 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.
- VII. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter shall also not execute any addendum to the collaboration agreement in future.
- VIII. 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.
- IX. 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.
- X. That both the Promoter and landowner/ licensees 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 time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP I.
- XI. Promoter shall submit duly approved Building Plans in respect of commercial area measuring 0.4807 acres to the Authority along-with deficit fees, if any, within 15 days after the approval of the Town and Country Planning Department. Till then, the promoter shall not dispose of any part/ unit of the commercial pocket.
- XII. Promoter shall submit documents showing entry of license in the revenue record within 30 days of issuance of registration.
- XIII. That as per the mutually agreed revenue sharing between the landowner/ licensee and promoter in collaboration agreement dated

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12.08.2025 executed between Saawariya Homes LLP and Samisha Infraspace LLP. The land owner will have 40% share and the developer will have 60% share of the distributable revenue of the project.

- XIV. The following plots no. A-11, A-30, A-31, B-9 to B-14, B-18 to B-20, B-39 TO B-41, B-48 to B-50 and B-68 to B-70 falling under 33KV/11KV HT line shall remain frozen and shall not be sold till the shifting of the line and approval obtained from DTCP, Haryana and RERA Panchkula.
- XV. Sh. Vipin Bathla, one of the partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

  
**Dr. Geeta Rathee Singh**  
Member

  
**Nadim Akhtar**  
Member

  
**Parneet S Sachdev**  
Chairman

  
6/7/26