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. 128 of 2023 dated 16.06.2023 valid upto 15.06.2028 for setting up of a residential plotted colony on area measuring 95.2625 acres. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula had registered the said project vide registration no HRERA-PKL-SNP-499-2023 dated 25.09.2023 valid upto 15.06.2028. Now, the promoter has requested for construction of villas on following 43 plots (Details annexed as Annexure A) namely "Advaitam" measuring 16863.350 sq. mtrs. (having an FAR of 21724.076 sq. mtrs.) within the said registered project situated in the revenue estate of Village Rathdhana, Sector-34, Sonipat vide

Registration No. HRERA-PKL-SNP-994-2026 **Dated: 16.10.2026**

2. Promoter of the project is Jindal Realty Limited, having its registered office at DSM-648, 6th Floor, DLF Towers, Shivaji Marg, Najafgarh Road, Moti Nagar New Delhi 110015. Promoter is a Public Company (Limited by shares) registered with Registrar of Companies, National Capital Territory of Delhi with CIN: U45201DL2005PLC140023 having PAN No AACCD2575L.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

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 villa 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 villas.

viii) the said project shall be completed by 30.09.2031.

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

Special Conditions:

i. The promoter has informed that following three bank accounts has been opened in compliance of Section 4(2)(l)(d) of the Real Estate (Regulation and Development) Act,2016:

Head of Bank Account	Account No.
100% Collection Account	385605000177
70% RERA Account	385605000178
30% Promoter/Free Account	385605000179
Bank Name & Address - ICICI Bank Limited, O P Jindal Global University, Village Jagdishpur, Narela Road, Sonepat-131001 IFSC Code- ICIC0003856	

None of the above mentioned three accounts shall subsequently be changed by the promoter without the prior permission of the Authority.

ii. The payment plan approved by the Authority, having quantum of all charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA (Payment Plan is annexed as Annexure-I). No other charges, except those explicitly mentioned in this payment plan, shall be payable by the allottees.

iii. 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.

iv. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act,2016, the promoter shall obtain the completion certificate or the occupation certificate, or both, as applicable, from the competent authority or other local laws for the time being in force and to make it available to the allottees individually or to the association of allottees as the case may be.

v. That any change in the communication address shall be immediately intimated to the Authority otherwise all the

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

correspondence shall be deemed to have been served on the address mentioned in Form REP-I.

Chander Shekhar Member	Dr. Geeta Rathee Singh Member	Nadim Akhtar Member

HARYANA REAL ESTATE REGULATORY AUTHORITY
PANCHKULA

Annexure A

Sr. No.	BLOCK'S	PLOT NO.
1.	A	PLOT-A-47
2.		PLOT-A-48
3.		PLOT-A-49
4.		PLOT-A-50
5.		PLOT-A-51
6.		PLOT-A-52
7.		PLOT-A-53
8.		PLOT-I-43
9.		PLOT-I-44
10.		PLOT-I-45
11.	B	PLOT-A-38
12.		PLOT-A-39
13.		PLOT-A-40
14.		PLOT-A-41
15.		PLOT-A-42
16.		PLOT-A-43
17.		PLOT-A-44
18.		PLOT-A-45
19.		PLOT-A-49
20.		PLOT-A-50
21.		PLOT-A-51
22.		PLOT-A-52
23.		PLOT-A-53
24.		PLOT-A-54
25.		PLOT-A-55
26.		PLOT-A-56
27.		PLOT-A-57
28.		PLOT-A-58
29.	E	PLOT-D2-04
30.		PLOT-D2-05
31.		PLOT-D2-06
32.		PLOT-D2-07
33.		PLOT-D2-14
34.		PLOT-C-30
35.		PLOT-C-31
36.		PLOT-C-32
37.		PLOT-C-33
38.		PLOT-C-34
39.		PLOT-C-35
40.		PLOT-C-39
41.		PLOT-C-40
42.		PLOT-C-41
43.		PLOT-C-42

PROPOSED PAYMENT PLAN FOR VILLA IN JINDAL SMART CITY

Overview:

Payment Plan – "Advaitam" in Jindal Smart City.

CONSTRUCTION LINKED PLAN:

Instalment Stage	% Payable Amount
At the Time of Booking	10%
Within 30 days after Booking	BBA will get executed.
On start of Excavation & Foundation	10%
On Completion of Basement	10%
On Completion of Structure	10%
On completion of MEP Works	20%
On completion of Internal Flooring or External Flooring	10%
On completion of External or Internal Painting	10%
On application for grant of Occupation Certificate	10%
On offer of Possession	10% + Possession Charges

Possession Charges

IFMS (Interest Free Maintenance Security)	Rs. 1,50,000
Meter Charges, External Electrification Charges, Sewer & Water Connection Charges, Attorney Charges, CAM Charges, Power backup charges	As per actual

Note:

1. Taxes/levies / GST shall be extra as applicable.
2. Stamp Duty and Registration Charges shall be charged on actual basis, over and above the Total Price.

For Jindal Realty Limited

Auth. Signatory