HARYANA REAL ESTATE REGULATORY AUTHORITY

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FORM 'REP-III'
[See Rule 5(1)]
REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning granted license no. 169 of 2026 dated 25.08.2026 valid upto 24.08.2031 for setting up of an Industrial Plotted Colony on land measuring 18.94375 acres in favour of Rennovaa Buildcone Private Limited. Based on this licence, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "THE GOLDEN CITY II" situated in the revenue estate of Village Ramnagar & Khaja Khera, District Sirsa vide

Registration No. HRERA-PKL-SRS-996-2026 Dated: 16.10.2026

2. Promoter of the project is Rennovaa Buildcone Private Limited, having its registered office at Tarkeshwar Dham, Rania Road, Sirsa, Haryana -123055. Promoter is a Private Limited Company registered with Registrar of Companies, Haryana, with CIN U68200HR2023PTC111950 and having PAN No AAMCR7079R.

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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) 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 plots 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 date of completion of the project is 24.08.2031.

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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:

Head of Bank Account	Account No.
100% Master Collection Account	14320210004463
70% Separate RERA Account	14320210004470
30% Project Account (Misc.)	14320210004487
Bank Name & Address- UCO BANK PLOT NO 69 A BLOCK ANAJ MANDI SIRSA HARYANA 125055 IFSC Code- UCBA0001432	

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. 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 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 letter, pamphlets, brochures or any other literature published by the promoter.

VI. 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.

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.

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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. That the promoter shall not sell any part of the commercial site measuring 0.651 acres unless the building plans of the said site are approved and deficit fee paid, if any.

X. The promoter shall construct the culverts within a period of three months & inform to the Authority. Till then following plots shall remain freezed in lieu of security:-

Sr. No.	Plot No.	Area in Sq. Mtr.
1.	42	129.85
2.	56	131.14
3.	57	125.67
4.	62	131.14
5.	73	135.20
Total	**5**	**653**

Chander Shekhar
Member

Dr. Geeta Rathee Singh
Member

Nadim Akhtar
Member

Annexure - I

CONSTRUCTION LINKED PAYMENT PLAN

**Total Sale Price= TSP*

S.No.	Stages of Payment	Percentage
1	At the time of Booking/Allotment	10% of TSP
2	BBA to be executed within 30 days of booking/allotment	BBA shall be executed
3	On completion of earth filing work	10% of TSP
4	On completion of sewer line	10% of TSP
5	On completion of water supply line	10% of TSP
6	On completion of storm water line	10% of TSP
7	On completion of internal roads	10% of TSP
8	On completion of landscaping and development of parks	10% of TSP
9	On completion of electric work	10% of TSP
10	On completion of Sewerage Treatment Plant (STP)	10% of TSP
11	On offer of possession	10% of TSP+ Other Charges*
	Total	**100%**

Other charges include the following

S. No.	Particulars/Head	Amount (In Rs.)
1	Interest Free Maintenance Security Deposit ("IFMS")	150 per Sq. Yards.
2	Maintenance Charges	10 Per Sq. Yards. *(per month)*
3	Electric Meter Charges	As per actuals, as applicable
4	Stamp Duty Charges and Registration Charges	As per actuals, as applicable
5	Enhancement/revision of Statutory charges up to due date of possession as per BBA.	As per actuals, as applicable
6	Preferential Location Charges (PLC), if any	a. Corner Plot – 10% of BSP b. Park/Green Belt Facing - 10% of BSP

RENNOVIA BUILDCONE PVT. LTD.