



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. 149 of 2026 dated 25.07.2026 valid upto 24.07.2031 for setting up of a commercial plotted Colony on land measuring 1.19725 acres in favour of Buildaxis Developers Pvt Ltd. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Central Plaza" situated in the revenue estate of village Barona, Sector-10A, Kharkhauda District Sonapat vide

Registration No. HRERA-PKL-SNP-995-2026

Dated: 16.10.2026

2. Promoter of the project is Buildaxis Developers Pvt Ltd having its registered office at Flat No 316 Cate 3/6 THflat Pkt 8 Sector 12 Dwarka NSIT South West New Delhi 110078. Promoter is a Private Limited Company registered with Registrar of Companies, Haryana with CIN U43900DL2025PTC456938 having PAN No AAOCB0438Q.

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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:
 5. 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 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 plots.
 - ix) the said project shall be completed by 24.07.2031.



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Special Conditions:

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

Head of Bank Account	Account No.
100% Collection Account	926020012168069
70% RERA Account	926020012168098
30% Promoter/Free Account	926020012168108
Bank Name & Address - AXIS BANK LTD SECTOR 113 DWARKA EXPRESSWAY GURGAON 122017 IFSC Code UTIB0005610	

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. 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.
- V. 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.



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- 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 get approved the service plans/estimates within a period of six months from Town & Country Planning Department and submit a complete set of service plans and estimates to the Authority.
- VIII. 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.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member

Stages of Payment

Sr. No.	Stages of Payment	Amount Due (%)
1	On Booking / Allotment	05%
2	On BBA (BBA Execute within 30 days from the date of allotment)	05%
3	Completion of Water Supply	15%
4	Completion of Sewerage & Storm Water System	15%
5	Completion of Internal Rainwater Harvesting	15%
6	Completion of Roads & Footpaths	10%
7	Completion of Electrical Works & Street Lighting	15%
8	Completion of Sewage Treatment Plant (STP)	10%
9	Offer of Possession	10%
TOTAL		100%

Other Charges

Sr. No.	Particulars / Head	Rate
1	Interest Free Maintenance Security Deposit (IFMSD)	₹250/-Per Sq. Yard
2	Statutory Dues (Any tax, Labour Cess and GST etc.)	As per actuals, as applicable
3	Maintenance Charges	₹5/- 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)	Corner Plot: 5%

BUILDAXIS DEVELOPERS PRIVATE LIMITED


Authorized Signatory