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. 151 of 2026 dated 28.07.2026 valid upto 27.07.2031 for setting up of an Affordable Residential Plotted Colony (under DDJAY Policy-2016) on land measuring 6.84375 acres in favour of Aarvik Buildcon Infra LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Aarvik Greens" situated in the revenue estate of Village Prithla, Sector-06, Prithla, District Palwal, Haryana, Haryana vide

Registration No HRERA-PKL-PWL-999-2026 **Dated: 21.10.2026**

2. Promoter of the project is Aarvik Buildcon Infra LLP, having its registered office at Unit No 623, Ground Floor, Srctor-9, Faridabad, Ballabgarh-121006, Haryana. Promoter is a Limited Liability Partnership (having 3 partners i.e., Sh. Tarun Jain, Sh. Rohit Singla and Sh. Arvind Kumar Singh) having LLPIN ACS-3340 and PAN No.ACLFA8815C.

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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 .

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 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 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 said project shall be completed by 31.07.2031.

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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)(l)(d) of the Real Estate (Regulation and Development) Act,2016:

Head of Bank Account	Account No.
100% Master Collection Account	777705452421
70% Separate RERA Account	777705452422
30% Project Account (Misc.)	777705452423
Bank Name & Address- ICICI Bank Limited, sec-9 Branch, Faridabad IFSC Code- ICIC0000083	

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 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 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

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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 allotttees 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.

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 0.2478 acres unless the building plans of the said site are approved and deficit fee paid, if any.

X. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.

XI. Mr. Tarun Jain and/or Mr. Khemchand and/or Mr. Barham Prakash Goyal shall jointly or severally sign and execute sale deeds/conveyance deeds on behalf of the LLP.

XII. The promoter shall submit copy of jamabandi showing entry of licence in the revenue records within a period of 30 days

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

BUILDCON INFRA LLP

PAYMENT PLAN

STAGE OF PAYMENT	PAYMENT %
On Booking / Submission of Application Form	10%
Within 30 days of Booking	Allotment and execution of Plot Buyer Agreement
Within 15 days of ~~Allotment~~ BBA	15%
Upon Completion of Laying of Sewerage Line	10%
Upon completion of laying of Roads	10%
Upon completion of STP	15%
Upon filing for Completion certificate with DTCP	20%
Upon Obtaining Completion Certificate and offer of Possession	20%

The following additional charges shall be paid by the Allottee along with the last instalment payable at the time of possession:

1. IFMS (Interest Free Maintenance Security Deposit) of Rs. 1,00,000/-
2. One-year advance maintenance charges to be paid at the time of offer of possession by the promoter @ Rs. 25/- per sq. yd. per month, plus GST
3. EDC / IDC charges (External Development Charges and Rural Infrastructure Development Charges) – Rs. 2,600/- per sq. yd.

For AARVIK BUILDCON INFRA LLP

Authorised Signatory

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