



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. 23 of 2026 dated 06.02.2026 valid upto 05.02.2031 for setting up of an Affordable Group Housing Colony on land measuring 4.1625 acres in favour of RPS RUDROM INFRA LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "GRAND OAK BY RPS RUDROM" situated in the revenue estate of Village Palwal, Sector-8, Palwal, Haryana vide

Registration No HRERA-PKL-PWL-998-2026

Dated: 21.10.2026

2. Promoter of the project is RPS RUDROM INFRA LLP, having its registered office at Plot no. 87, Ground Floor, Omaxe City, Sector-14, Palwal, Faridabad-121102, Haryana. Promoter is a Limited Liability Partnership (having 4 partners i.e., Sh. Rajesh Kumar Dhankar, Sh. Kapil Kumar, Sh. Surender Kumar Goyal and Sh. Rohit Goel) having LLPIN ACL-7190 and PAN No.ABKFR7065B.

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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 05.02.2031.



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- 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% Master Collection Account	926020003765842
70% Separate RERA Account	926020003647100
30% Project Account (Misc.)	926020007882932
Bank Name & Address- AXIS BANK Ltd., Ground Flo1or & Basement, SCF/SCO No 141, Sector21 C, HUDA Market, Faridabad-121003, Haryana	
IFSC Code- UTIB0002172	

None of the above mentioned 3 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.



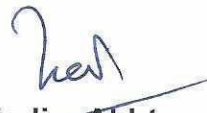
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- VI. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act, 2016, the promoter shall obtain the completion certificate or the occupation certificate, or both, as applicable, from the competent authority or other local 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 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. 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.
- X. Mr. Manish Goel shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member

Payment Plan

CONSTRUCTION-LINKED PAYMENT PLAN IN RESPECT OF THE PROJECT "GRAND OAK By RPS RUDROM" SITUATED AT VILLAGE PALWAL, SECTOR 8, PALWAL, HARYANA AREA MEASURING 4.1625 ACRES BEING DEVELOPED BY RPS RUDROM INFRA LLP.

Time of Payments	Instalment No.	% of the Total Price payable	Amount In Rs
At the time of submission of application form	Initial Amount	5% of Basic Sales Price	As per policy rate
BBA to be executed within 30 days of Allotment, and after signing, execution and registration of the Agreement for Sale, the following instalments shall follow:			
After execution of BBA	1st Instalment	10% of Basic Sales Price	As per policy rate
On Start of Foundation work	2nd Instalment	10% of Basic Sales Price	As per policy rate
On Start of casting of Stilt Floor Slab	3rd Instalment	5% of Basic Sales Price	As per policy rate
On Start of casting of 5 th (Fifth) Floor Slab	4th Instalment	5% of Basic Sales Price	As per policy rate
On Start of casting of 10 th (Tenth) Floor Slab	5th Instalment	5% of Basic Sales Price	As per policy rate
On Start of casting of Top Floor Slab	6th Instalment	5% of Basic Sales Price	As per policy rate
On Completion of Electrical Works	9th Instalment	10% of Basic Sales Price	As per policy rate
On Completion of Internal Plaster	10th Instalment	10% of Basic Sales Price	As per policy rate
On Completion of Flooring Work	11th Instalment	7.5% of Basic Sales Price	As per policy rate
On Completion of Fixation of Chowkhats/Windows/Doors	12th Instalment	7.5% of Basic Sales Price	As per policy rate
On Completion of External Road Work	13th Instalment	5% of Basic Sales Price	As per policy rate
On Completion of External Development works (Park, Street Light Etc.)/ Common Facilities including parking, green areas and driveway	14th Instalment	5% of Basic Sales Price	As per policy rate
On Completion of external and internal Paint work of Towers/ On submission of application for OC	15th Instalment	5% of Basic Sales Price	As per policy rate
On Offer of Possession	Final Instalment	Balance 5% of Basic Sales Price and 100% other charges	As per policy rate

For RPS RUDROM INFRA LLP

Authorised Signatory

Other Charges including:

Particulars of Other Uses and Services, Wherever Applicable	Amount and Applicability
Non-Refundable Interest Free Maintenance Security ("IFMS")	30,000/-
Smart Electricity Meter Charges	25,000/-
Stamp Duty, Registration Fee etc.	(As Applicable)
Statutory Dues (any tax, Labour Cess, GST, etc.)	(As Applicable)

Note:

1. The car parking charges, wherever applicable, shall be limited to 10% of the BSP.
2. The BSP shall comprise the basic charges and the balcony charges, as per the Affordable Housing Policy 2013.

For RPS RUDROM INFRA LLP

Authorised Signatory