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. 96 of 2026 dated 18.05.2026 valid upto 17.05.2031 for setting up of an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 8.7402 acres in favour of Richminds Developers Private Limited. Based on this licence, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "GREEN VALLEY" situated in the revenue estate of Village Assandh, Sector-10, Assandh, District Karnal vide

Registration No. HRERA-PKL-KRL-1010-2026 Dated: 03.11.2026

2. Promoter of the project is Richminds Developers Private Limited, having its registered office at Shop 4, New Jhwahar Nagar, Near Eklavya Stadium, Jind, Haryana -126102. Promoter is a Private Limited Company registered with Registrar of Companies, Haryana, with CIN U68100HR2023PTC115851 and having PAN No AANCR0870K.

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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.

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viii) The date of completion of the project is 17.05.2031. However, the registration shall be co-terminus with the validity of license granted by DTCP, Haryana.

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	259050001010
70% Separate RERA Account	259050001011
30% Project Account (Misc.)	259050001012
Bank Name & Address- INDUSIND BANK GROUND FLOOR SCO 11 DISTRICT SHOPPING CENTRE JIND HARYANA-126102 IFSC Code- INDB0001823	

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.

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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. That the promoter shall not sell any part of the commercial site measuring 0.1973 acres unless the building plans of the said site are approved and deficit fee paid, if any.

X. The registration fee or any other fee charged by the Authority from the promoter is subject to audit and reconciliation. In case of any deficiency noticed at a later stage, the same shall be payable by the promoter.

XI. That following plots falling under the 11 KV and 33 KV HT Lines shall not be sold by the promoter unless defreezed by the DTCP and RERA Panchkula :-

Category	Plot No	Area of Plots (Sq. Mtr)	Total No of Plots	Total Area of Plots (Sq. Mtr)
C	21 to 16	127.28	6	763.68
C	40 to 51	127.28	12	1527.36
C	55 to 79	127.28	25	3182.00
D	89 to 92	130.53	4	522.12
H	110 to 113	150.00	4	600.00
F	114 to 118	141.18	5	705.90
F1	119	139.48	1	139.48
F	140 to 142	141.18	3	423.54
I	143 to 144	124.45	2	248.90

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Category	Plot No	Area of Plots (Sq. Mtr)	Total No of Plots	Total Area of Plots (Sq. Mtr)
K	128 to 135	141.18	8	1129.44
K1	136	139.48	1	139.48
G	120 to 126	135.51	7	948.57
G1	127	132.49	1	132.49
Total			**79**	**10462.96**

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

Sr. No.	Plot No.	No of Plots	Area (In Sq.mtr)	Total Area (Sq. Mtr)
1	128 to 135	8	141.18	1129.44
2	136	1	139.48	139.48
3	120 to 126	7	135.51	948.57
4	127	1	132.49	132.49
Total		**17**		**2349.98**

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	Physical Completion of Water Supply	15%
4	Physical Completion of Sewerage & Storm Water System	15%
5	Physical Completion of Internal Rainwater Harvesting	15%
6	Physical Completion of Roads & Footpaths	10%
7	Physical Completion of Electrical Works & Street Lighting	15%
8	Physical 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)	₹35000/-Per Sq. Yard
2	Statutory Dues (Any tax, Labour Cess and GST etc.)	As per actuals, as applicable
3	Maintenance Charges	₹6/- 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)	A. Corner Plot: 10% B. Park/Green Belt Facing 10% C. East Facing 10%

The promoter, at the time of offering possession, shall, in compliance with Section 11(4)(b) of the RERA Act, supply a copy of the Occupation Certificate/Completion Certificate, as applicable, to the individual allottee or the association of allottees, as the case may be.

Richmonds Developers Private Limited

Authorized Signatory