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. 180 of 2026 dated 25.09.2026 valid upto 24.09.2031 for setting up of an Affordable Residential Plotted Colony DDJAY Plicy-2016 on land measuring 18.34375 acres in favour of Haryana Telecom Ltd. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "HTL Estate" situated in revenue estate of village Kheri Sadh & Garhi Bohar, Sector-27A, Rohtak, vide

Registration No. HRERA-PKL-ROH-1009-2026 **Dated: 03.11.2026**

Promoter of the project is Haryana Telecom Ltd. having its registered office at 82, 2nd Floor, Raipur Kalan, Chandigarh 160102. Promoter is a Limited Company registered with Registrar of Companies, with CIN U68200CH1987PLC031464 having PAN No AAACH4482N.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

2. 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 .

3. 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 24.09.2031.

HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

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	50200126077675
70% Separate RERA Account	50200126077702
30% Project Account (Misc.)	50200126059690
Bank Name & Address- HDFC BANK , SCO09, Sector 15 Part II Gurgaon , Haryana IFSC Code- HDFC0001381	

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.

HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

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 0.37712 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.

Dr. Geeta Rathee Singh
Member

Nadim Akhtar
Member

Haryana Telecom Limited

Regd. Office: 82, 2nd Floor, Raipur Kalan, Chandigarh-160102, India
Works: Kheri Sadh (Delhi Road), Rohtak- 124021 (Haryana)
Email id: neelamsachdevahtl@gmail.com ; Telephone: +91 84473 97919
CIN-U32109CH1987PLC031464

PROJECT: HTL ESTATE

PAYMENT PLAN		
Sr. No.	**Payment Stage**	**Amount (% age of Sale Price)**
1	At the time of Booking	10%
2.	Upon execution of Builder Buyer Agreement in 30 days.	BBA will get issued.
3	Upon start of Sewerage Works & Earth Filling works.	5%
4.	Upon Start of Storm Water Lines	5%
5.	Upon Start of Water Supply Lines	5%
6.	Upon Completion of Sewerage Works & Earth Filling works.	5%
7.	Upon Completion of Storm Water Lines	5%
8.	Upon Completion of Water Supply Lines	5%
6	Upon Completion of Internal Road Works	15%
7	Upon Completion of Electrification works	15%
8	Upon Completion of Landscape works	10%
9.	Upon connecting External services to Internal Infrastructure	10%
10.	On receiving of Completion Certificate or Offer of Possession.	10%

Preferential Location Charges (PLC):

Corner	**5%**
Park Facing	**5%**
Corner+ Park Facing	**10%**

Possession Charges:

IFMS (Interest Free Maintenance Charges)	**Rs.2,00,000/-**
Meter Charges & GAS Connection Charges.	**As per actual/ Optional**

Notes:-

- Goods and Service Tax (GST) shall be extra as applicable under the prevailing laws.
- Preferential Location Charges (PLC), wherever applicable, shall be in addition to the Total Sale Consideration and shall be payable proportionately with the aforesaid milestones
- That Promoter shall comply Section 11 (4)(b) of the RERA Act while offering possession and shall supply copy of Occupation Certificate/ Completion Certificate (as applicable) to the respective Allottees.

For HARYANA TELECOM LIMITED

Himanshu Batra

Mr. Himanshu Batra
Authorised Signatory
Authorised Signatory
Date: 27.10.2026