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. 165 of 2026 dated 14.08.2026 valid upto 13.08.2031 for setting up of an Affordable Residential plotted Colony (under DDJAY 2016) in favour of Smt. Shakuntla W/o Sh. Om Parkash, Sh. Vinod Kumar S/o Sh. Om Parkash, Sh. Jaibir S/o Sh. Balwant, Sh. Rajbir S/o Devi Singh, Smt. Ajita Wd/o Sh. Ram Chander, Smt. Rekha- Rakhi Ds/o Sh. Ram Chander, S/Sh. Vikas - Pawan Ss/o Sh. Ram Chander, S/Sh. Sudhir- Suchin Ss/o Sh. Jaiparkash in collaboration with RR Realty & Infrastructure Pvt. Ltd. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Rajrishi Homes" situated in the revenue estate of village Rathdhana, Sector 26, Sonipat vide

Registration No. HRERA-PKL-SNP-1011-2026 **Dated: 03.11.2026**

2. Promoter of the project is RR Realty & Infrastructure Pvt. Ltd. having its registered office at SCO 67, Rishika Galleria, Sector 8, Jurasik Park, Asadpur Nandnaur, Sonipat, Haryana-131027. Promoter is a Private

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Limited Company registered with Registrar of Companies, Haryana with CIN U68200HR2025PTC135730 having PAN No AAOCR9776P.

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.

ix) the said project shall be completed by 13.08.2031.

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Special Conditions:

I. The promoter has informed that following three bank accounts have 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% Collection Account	777705678270
70% RERA Account	777705678271
30% Promoter/Free Account	777705678272
Bank Name & Address – ICICI Bank Limited, Vijay Nagar, Rohtak Road, Near Kalupur Chungi, Sonipat, Haryana-1310010 IFSC Code ICIC0005458	

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

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correspondence shall be deemed to have been served on the address mentioned in Form REP-I.

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.

IX. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.216 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.

X. That as per the joint undertakings dated 29.09.2026, the consideration amount to be paid to the landowners shall be paid from the 30% free account.

XI. Both the promoter and landowner shall comply with the provisions of section 4(2)(l)(D) of RERA Act, 2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in Form REP I.

XII. That both the landowner and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.

XIII. That no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement subsequently.

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

Dr. Geeta Rathee Singh
Member

Nadim Akhtar
Member

RR REALTY & INFRASTRUCTURE PRIVATE LIMITED

CIN: U68200HR2025PTC135730

Registered Office: Sco No67 Rishika Galleria, Sector 8 Jurasik Park, Asadpur Nandna1ur, Sonipat, Sonipat, Haryana, India, 131027

E-mail: jain.nikita626@gmail.com

PROJECT: RAJRISHI HOMES

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%

RR Realty & Infrastructure Private Limited.

Director

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.

RR Realty & Infrastructure Private Limited

Director