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. 105 of 2026 dated 27.05.2026 valid upto 26.05.2031 for setting up of an Industrial Plotted on land measuring 23.1875 acres in favour of Smt. Babita Devi W/o Sh. Sudhir Kumar, CRB Industry Pvt. Ltd., JP Infratech, HKR Infratech LLP, Sh. Kamal Bamba HUF Karta S/o Sh. Jaspal Bamba, Associate Global Developers LLP, Sh. Atul Kumar Makhria S/o Sh. Rajender Parsad in collaboration with Associate Global Developers LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Synergy Industrial Town" situated in the revenue estate of Village Dudhola & Sikanderpur, Palwal Haryana, Haryana vide

Registration No HRERA-PKL-PWL-1007-2026 **Dated: 23.10.2026**

2. Promoter of the project is Associate Global Developers LLP, having its registered office at First Floor, B-1/21, SEC-11, Faridabad, GT Road Faridabad, Ballabgarh-121006, Haryana. Promoter is a Limited Liability Partnership (having 4 partners i.e., Sh. Rahul Gupta, Sh. Ghanshyam, Sh. Sahil Virmani and Sh. Nitin Batra) having LLPIN ACK-2169 and PAN No.ACHFA5728L.

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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 26.05.2031.

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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	99910000000994
70% Separate RERA Account	99920000000994
30% Project Account (Misc.)	99930000000994
Bank Name & Address- HDFC Bank, 1st Floor, Sector-14, Faridabad, Haryana-121002 IFSC Code- HDFC0001466	

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

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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 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 as per joint undertaking cum affidavit, 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.

X. That as per the joint undertaking, both the landowner and developer shall be jointly and severally liable under the provisions of RERA Act/Rules and Regulations made thereunder.

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. All proceeds from sale of plots (of both the landowners and the promoter) shall be first deposited in 100% Master Collection Account from which 70 % of the amount shall be transferred to 70 % separate RERA Account on the same business day.

XII. 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.

XIII. Mr. Rohit Gosain authorised signatory shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

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

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XV. That following plots coming to the share of landowner cannot be put to sale by the promoter, however can be sold by the Landowner only:

Name of Land Owner	Plot No.	Plot Area (in Sq. Yard)
CRB Industry Pvt. Ltd.	42	606.75
	43	606.75
Total		1213.50

Name of Land Owner	Plot No.	Plot Area (in Sq. Yard)
J P INFRATECH	56	606.75
	57	606.75
Total		1213.50

Name of Land Owner	Plot No.	Plot Area (in Sq. Yard)
M/s. Kamal Bamba HUF	58	606.75
	59	606.75
	60	606.75
	61	606.75
	Total	2427.00

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Name of Land Owner	Plot No.	Plot Area (in Sq. Yard)
HKR Infratech LLP	1	1050.78
	17	990.3
	51	606.75
	72	1998.6
	Total	4646.43

Name of Land Owner	Plot No.	Plot Area (in Sq. Yard)
HKR Infratech LLP	2	518.00
	3	518.00
	46	606.75
	47	606.75
	52	606.75
	70	1041.70
	71	1041.70
	Total	4939.65

Name of Land Owner	Plot No.	Plot Area (in Sq. Yard)
Babita Devi	84	1008.70
	112	472.40
	113	433.65
	Total	1914.75

Name of Land Owner	Plot No.	Plot Area (in Sq. Yard)
Atul Kumar Makharia	83	1008.70
	79	639.40
	Total	1648.10

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XVI. That project land measuring 6399.65 Sq. mtrs. has been mortgaged to the DTCP, Haryana against EDC to be paid by the Promoter, thereof, the Promoter shall not advertise, market, book and sell the following mortgaged plots without prior written permission of the Authority till the said plots are de-mortgaged by the DTCP, Haryana. The Promoter shall also publish (visible at first glance and highlighted) the information of the mortgaged plots in the brochure of the project and website of the Promoter.

Details of Mortgaged area

Plot No	Plot Type	Area in Sqmt.	No of Plots	Total area (in sq mts)
73-76	H	513.97	4	2055.89
72	J	1644.07	1	1644.07
77-81	K	539.94	5	2699.69
Total			**10**	**6399.65**

Chander Shekhar
Member

Dr. Geeta Rathee Singh
Member

Nadim Akhtar
Member

PROJECT: SYNERGY INDUSTRIAL TOWN

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%**
Club/Common Amenities Facing	**5%**
24 Mtr Road Facing	**5%**

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.