HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA

FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning granted Licence no. 170 of 2026 dated 26.08.2026 valid upto 25.08.2031 for setting up of a Residential Plotted Colony on land measuring 20.09375 acres in favour of Gyantech Services India Pvt. Ltd. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "The Mayfair" situated in the revenue estate of village Dayalpur & Junhera, Sector-114, Faridabad vide

Registration No. HRERA-PKL-FBD-1008-2026 Dated: 28.10.2026

Promoter of the Project is Gyantech Services India Pvt. Ltd having its registered office at 19, Community Centre, 2nd Floor, East of Kailash, South Delhi-110065 registered with Registrar of Companies, Delhi-I with CIN: U68100DL2023PTC424447 and PAN No. AAKCG9338C.

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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.

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viii) the said project shall be completed by **25.08.2033**. However, the validity of the registration shall be co-terminus with the validity of license granted by the DTCP, Haryana.

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	777705933839
70% Separate RERA Account	777705933840
30% Project Account (Misc.)	777705933841
Bank Name & Address: ICICI Bank, Charmwood Branch, Faridabad IFSC Code- ICIC0001842	

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

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and submit a complete set of service plans and estimates to the Authority.

IV. That the promoter shall not sell any part of the commercial site measuring 0.590 acres unless the building plans of the said site are approved and deficit fee paid, if any.

V. 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.

VI. 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.

VII. 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.

VIII. 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.

IX. 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.

X. That the promoter has taken loan against the project from Vistra ITCL (India) Limited amounting to ₹ 125 Crore. The repayment of the said loan shall be made from the 30% account. The Lending Company will have no objection in the execution of Sale Deeds/Conveyance Deeds in favour of allottees (after 100% consideration of the unit is deposited by the allottee in the Master Collection Account). This condition has to be incorporated by the Promoter in the BBA.

XI. The Promoter shall submit quarterly statement of accounts (of 70% account related to the project) from the concerned bank duly showing amount utilized from the account vis-à-vis development of the project.

Chander Shekhar	Dr. Geeta Rathee Singh	Nadim Akhtar
Member	Member	Member

GYANTECH SERVICES INDIA PRIVATE LIMITED

CIN: U68100DL2023PTC424447
Registered Office: 19, Community Centre, Second Floor, East of Kailash,
South Delhi, New Delhi-110065
Phone: +91-11- 41326013, Email: info@bhumikagroup.com

Payment Plan: Milestone-linked payments

Project Name "THE MAYFAIR", Area= 20.09375 Acres
situated at village Dayalpur and Junhera, Sector 114, Faridabad, Haryana

MODEL OF PAYMENT PLAN

PAYMENT PLAN	
Payment Stage	**Amount (% age of Sale Price)**
At the time of Booking	10%
Upon execution of Builder Buyer Agreement in 30 days.	BBA will get issued.
Upon Start of Earth Filling Work	5%
Upon Start of Underground Water Supply Network	5%
Upon Start of Underground Sewerage Network	5%
Upon Completion of Sewerage Works	5%
Upon Completion of Underground Water Supply Network	5%
Upon Completion of Underground Storm Water Network	5%
Upon Completion of Road Surfacing and Footpaths	10%
Upon Completion of Street Lighting Works	10%
Upon Completion of Electrical Infrastructure	10%
Upon Completion of Parks and Landscaping	10%
Upon connecting the External Services to Internal Infrastructure.	10%
On receiving of Completion Certificate & on Offer of Possession.	10%+ + Possession Charges

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.

Gyantech Services India Private Limited

Authorised Signatory