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. 179 of 2007 dated 25.04.2007 valid upto 24.04.2028 for setting up of Group Housing Colony on land measuring 8.976 acres in favour of Prabhu Shanti Real Estate Pvt. Ltd. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Ping Cental Residences" situated in villageSarai Aurangabad,Sector-3A, Jhajjar, vide

Registration No. HRERA-PKL-JJR-1004-2026 Dated: 23.10.2026

Promoter of the project is Prabhu Shanti Real Estate Pvt. Ltd. having its registered office at Flat No.2, Ground Floor Blk -D, Pkt -5, Sector 15, Rohini, North Delhi, Delhi,110089. Promoter is a Private Limited Company registered with Registrar of Companies, with CIN U45201DL2004PTC126261 having PAN No AADCP4951H.

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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.

viii) the said project shall be completed by 24.04.2028.

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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% Collection Account	926020018411064
70% RERA Account	926020018489245
30% Promoter/Free Account	926020018489232
Bank Name & Address - AXIS BANK LTD Village Sarai Aurangabad, Rect & Killa No. 13/16/1(3-12),16/3(1-7), Tehsil- Bahadurgarh, Sarai Aurangabad, Jhajjar, Haryana 124507 IFSC Code UTIB0002399	

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 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

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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.

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

PRABHU SHANTI
REAL ESTATE PVT LTD

Payment Plan for Existing Buyers

Towers	Construction Stage	*Installment (Amount)*
Tower 1 [On Stage Completion]	On Completion of Interior Works	X/3
	On Application of OC	X/3
	On Possession	X/3
Tower 2 [On Stage Completion]	On Completion of Interior Works	X/3
	On Application of OC	X/3
	On Possession	X/3
Tower 3 [On Stage Completion]	On Completion of External Plaster	X/4
	On Completion of Interior Works	X/4
	On Application of OC	X/4
	On Possession	X/4
Tower 4 [On Stage Completion]	On Completion of Interior Works	X/3
	On Application of OC	X/3
	On Possession	X/3
Tower 5 [On Stage Completion]	On Completion of Interior Works	X/3
	On Application of OC	X/3
	On Possession	X/3
Tower 6 [On Stage Completion]	On Casting of 9th Floor Slab	X/5
	On Completion of External Plaster	X/5
	On Completion of Interior Works	X/5
	On Application of OC	X/5
	On Possession	X/5
Tower 7 [On Stage Completion]	On Casting of 9th Floor Slab	X/5
	On Completion of External Plaster	X/5
	On Completion of Interior Works	X/5
	On Application of OC	X/5
	On Possession	X/5

*X- Total balance amount to be paid by the homebuyer after applying all the provisions of the resolution plan.

PRABHU SHANTI REAL ESTATE PVT. LTD. DELHI

Dated: 03/10/26

PRABHU SHANTI
REAL ESTATE PVT LTD

Proposed Payment Plan for New Buyers

Towers	Construction Stages	Instalment Percentage
Tower 1 & Tower 2	At the Time of Booking	10%
	On Completion of Foundation Work	10%
	On Completion of Ground Floor Slab	5%
	On Completion of 3rd Floor Slab	5%
	On Completion of 5th Floor Slab	5%
	On Completion of 7th Floor Slab	5%
	On Completion of Super Structure	5%
	On Completion of Brick Works	10%
	On Completion of Plaster (Internal / External)	10%
	On Completion of Paint Works	10%
	On Completion of Interior/Finishing Works	10%
	On Grant of Occupancy Certificate	10%
	On Offer of Possession	5%

Tower 3 & Tower 4	At the Time of Booking	10%
	On Completion of Foundation Work	10%
	On Completion of Ground Floor Slab	5%
	On Completion of 3rd Floor Slab	5%
	On Completion of 5th Floor Slab	5%
	On Completion of 7th Floor Slab	5%
	On Completion of 9th Floor Slab	5%
	On Completion of Super Structure	5%
	On Completion of Brick Works	10%
	On Completion of Plaster (Internal / External)	10%
	On Completion of Paint Works	10%
	On Completion of Interior/Finishing Works	10%
	On Completion of Occupancy Certificate	5%
	On Offer of Possession	5%

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Towers	Construction Stages	Instalment Percentage
Tower 5	At the Time of Booking	10%
	On Completion of Foundation Work	10%
	On Completion of Ground Floor Slab	5%
	On Completion of 3rd Floor Slab	5%
	On Completion of 5th Floor Slab	5%
	On Completion of 7th Floor Slab	5%
	On Completion of Super Structure	5%
	On Completion of Brick Works	10%
	On Completion of Plaster (Internal / External)	10%
	On Completion of Paint Works	10%
	On Completion of Interior/Finishing Works	10%
	On Grant of Occupancy Certificate	10%
	On Offer of Possession	5%

Tower 6 & Tower 7	At the Time of Booking	10%
	On Completion of Foundation Work	10%
	On Completion of Ground Floor Slab	5%
	On Completion of 3rd Floor Slab	5%
	On Completion of 5th Floor Slab	5%
	On Completion of 7th Floor Slab	5%
	On Completion of 9th Floor Slab	5%
	On Completion of Super Structure	5%
	On Completion of Brick/Electrical Works	10%
	On Completion of Plaster (Internal / External)	10%
	On Completion of Paint Works	10%
	On Completion of Interior/Finishing Works	10%
	On Grant of Occupancy Certificate	5%
	On Offer of Possession	5%

Note:

- The new allottee will be required to pay upfront all instalments up to the present construction milestone of the respective tower upon the signing of the BBA which shall be executed within 30 days of the Booking.
- All applicable taxes, charges and cesses including Registration fee, Stamp duty, GST or any other charges levied by the government or any other statutory body shall be paid separately by the Allottee.
- Other Charges include Car Parking @ Rs. 2,00,000; Club Cost Rs. 1,90,000; EDC/IDC @ As per actual; Utility Supply Charges – As per Actuals; PLC @ Rs. 350 – Rs 750 per sq. ft depending on location; Maintenance Security Deposit (IFMS) @ Rs. 1,25,000; Common Area Maintenance @ Rs. 15 per sq. ft. (Later as per RWA policy)
- Transfer Charges @ Rs 250/- per sq. ft. shall be applicable in case existing allottee transfers or sells the allotted unit to a third party.
- The promoter at the time of offer of possession shall in compliance of Section 11(4)(b) of the RERA Act, supply copy of Occupation Certificate/Completion Certificate as applicable to the individual allottee or the association of allottee, as the case may be.

PRABHU SHANTI REAL ESTATE PVT. LTD. DELHI