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. 52 of 2011 dated 10.06.2011 valid upto 09.06.2015 and renewed upto 09.06.2028 for setting up of a Residential Plotted Colony on land measuring 50.412 acres in favour of Soni Realtors Private Limited. Based on this licence, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "PALM CITY" situated in the revenue estate of Village Budda Khera, Sector-32, Karnal vide

Registration No. HRERA-PKL-KRL-1013-2026 Dated: 05.11.2026

2. Promoter of the project is Soni Realtors Private Limited, having its registered office at B1/639 A, Janakpuri, Janakpuri B-1, West Delhi-110058. Promoter is a Private Limited Company registered with Registrar of Companies, Haryana, with CIN U45400DL2007PTC162906 and having PAN No AAKCS8765K.

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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.

   viii) The date of completion of the project is 09.06.2028.

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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	10306025447
70% Separate RERA Account	10306025606
30% Project Account (Misc.)	10306025458
Bank Name & Address- IDFC First Bank Unit No. 5, Ground Floor, Enkay Centre, Nearby Post Office, Udyog Vihar, Gurugram, Haryana-122016 IFSC Code- IDFB0021014	

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

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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.

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 1.939 acres unless the building plans of the said site are approved and deficit fee paid, if any.

Chander Shekhar
Member

Dr. Geeta Rathee Singh
Member

Nadim Akhtar
Member

Stages of Payment

Sr. No.	Stages of Payment	Amount Due (%)
1.	At the time of booking (BBA to be entered within 30 days)	10%
2.	Physical Completion of Water Supply, Sewerage & Storm Water Network in the Colony	15%
3.	Physical Completion of Rainwater Harvesting in the Colony	15%
4.	Physical Completion of Roads & Footpaths in the Colony	15%
5.	Physical Completion of Electrical Lines in the Colony	20%
6.	Completion of Pump House and Sewage Treatment Plant (STP)	15%
7.	Offer of Possession	10%
	TOTAL	100%

Other Charges

Sr. No.	Particulars / Head	Rate
1	Interest Free Maintenance Security Deposit (IFMSD)	₹500/-Per Sq. Yard
2	Statutory Dues (Any tax, Labour Cess and GST etc.)	As per actuals, as applicable
3	Maintenance Charges	₹20/- per Sq. Yard per month (approx., subject to revision)
4	Stamp Duty Charges	As per actuals, as applicable
5	Registration Charges	As per actuals, as applicable
6	Preferential Location Charges (if any)	A. Corner Plot: 10% B. Park/Green Belt Facing 10% C. East / North Facing 10%
7	Meter connection charges	Electrical & Water supply meter as per actuals
8	External Electrification Charges	As per actuals

The promoter, at the time of offering possession, shall, in compliance with Section 11(4)(b) of the RERA Act, supply a copy of the Occupation Certificate/Completion Certificate, as applicable, to the individual allottee or the association of allottees, as the case may be.

SONI REALTORS PVT. LTD.

Authorized Signatory