



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 02.07.2025.

Item No. 291.10

Compliance to the special conditions of the registration certificate.

Promoter: Golden Urban Landmarks LLP.

Project: "RPS Urbania" an Affordable Residential Plotted Colony to be developed on land measuring 17.51 Acres situated in the revenue estate of village Allahpur and Patli, Sector 5 District Palwal.

Reg. No.: HRERA-PKL-PWL-696-2025 dated 21.05.2025 valid up to 28.01.2030.

Temp ID: RERA-PKL-1639-2025.

1. Vide letter dated 30.05.2025; promoter has informed the compliance with the special conditions of the RERA certificate.

2. After perusal of file, above mentioned project was registered vide no. HRERA-PKL-PWL-696-2025 dated 21.05.2025 valid upto 28.01.2030 with special conditions :

- i. *The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3" x 3" (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.*
- ii. *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.*



- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - iv. Sh. Rajiv Gupta has been authorized to sign and execute Conveyance deed on behalf of all the partners of LLP.
 - v. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1615 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
 - vi. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
 - vii. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
 - viii. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed 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.
3. Promoter has submitted the details of RERA bank account and public notice in the prescribed format of size 3" x 3" that indicates all three accounts i.e., 100%, 70%, 30%. The accounts are as follows:

- i. Master Collection Amount (100%)
Account No. 140005003591
Bank Name – ICICI Bank
- ii. RERA Account (70%)
Account No. 140005003592
Bank No. ICICI Bank
Current Account (30%)
Account No. 140005003593
Bank No. ICICI Bank

4. Promoter has also informed in Special Condition no.(ii) that as per the Ministry of Environment and Forest notification dated 14.09.2006, the requirement for clearance / NOC from the MOEF, Government of Haryana, applies to projects with built up area above 20,000 sq mtrs and not to plotted colony developments. Therefore, this condition does not apply in their project. In special condition no. (iv) Promoter confirmed that Mr. Rajiv Gupta has been duly appointed as the Authorized Signatory to sign and execute the conveyance deed on behalf of the Partners of the L.P.



5. In view of the above, the bank account details submitted by promoter vide letter dated 30.05.2025 be taken on record and uploaded on the web portal of the Authority. Corrigendum in this regard be issued.

6. Promoter to comply with other special conditions of registration certificate in due course. **Disposed of**



True copy


Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

LA Vaishya

