



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 01.04.2026.

Item No. 317.20

Amendment in HRERA Registration Certificate.

Promoter: GNEX Realtech Pvt. Ltd.

Project: An Affordable Residential Plotted Colony (under DDJAY) namely "ASHA BAHADURGARH PHASE 2 EXTENSION" over an additional area measuring 7.66 acres situated in the revenue estate of village Nuna Majra, Sector 36, Bahadurgarh, District Jhajjar.

Reg. No.: HRERA-PKL-JJR-724-2025 dated 24.06.2025 valid upto 22.10.2027.

Temp ID: RERA-PKL-1699-2025.

Present: Adv. Viren on behalf of the promoter.

1. The Authority had registered the subject cited project on 24.06.2025.
2. Vide letter dated 14.07.2025, Authorised signatory for GNEX Realtech Pvt. Ltd had submitted that as per special condition no. ii of HRERA certificate, share of land owner/licencees cannot be put to sale by the promoter before obtaining completion certificate by DTCP, Haryana.
3. That they wish to book/allot the said plots before obtaining completion certificate and in this regard, they assure Hon'ble Authority that they will deposit the amount received from allottees in the collection/escrow account and will comply with the provisions of section 4(2)(I)(D) of RERA Act, 2016.
4. It has been requested to make the necessary amendment in certificate for registration of project.
5. The above matter was heard by the Authority in its meeting held on 30.07.2025, wherein the Authority directed the promoter to submit an Affidavit stating that the entire



amount collected from the Plot buyers will be deposited in the 100% Collection Account and the name of the Authorised person who will execute the Conveyance deeds. The promoter shall also give an Affidavit that the conveyance deeds to be executed will be signed by all the 3 parties, i.e., Promoter, Landowner and the allottee.

6. On 08.10.2025, the Authority after consideration, decided to grant one more opportunity to the promoter to comply with the orders dated 30.07.2025 before the next date of hearing failing which the above referred application will be returned. No reply was received from the promoter.

7. On 14.01.2026, the Authority after consideration, decided to grant one more opportunity to the promoter to comply with the orders dated 30.07.2025 before the next date of hearing failing which the above referred application will be returned.

8. Vide letter dated 15.01.2026, M/s Gnex Realtech Pvt. Ltd., Renu Realtech Pvt. Ltd. and Gnex Projects Pvt. Ltd. (previously known as ASL Projects Pvt. Ltd.) through their Authorized Signatory namely Sh. Satish Chand Gupta, alongwith Ranbir Singh, submitted the Affidavit as under:

- a. That they are the License Holders of the License No. 123 of 2024 issued by the Directorate of Town & Country Planning, Haryana for development of a Residential Plotted Colony project under DDJAY, 2016 namely 'ASHA Bahadurgarh Phase-II Extension' (hereinafter referred to as the "said Project"). The said Project has been registered with Haryana Real Estate Regulatory Authority, Panchkula vide Registration No. HRERA-PKL-JJR-724-2025 dated 24.06.2025.
- b. That in compliance with the directions of the Hon'ble Haryana Real Estate Regulatory Authority Panchkula, they, the landowners, hereby undertake that the entire amount collected from the allottees/plot buyers shall be collected in 100% Master Collection Bank Account bearing A/c No. 0011102000088646, IFSC Code IBKL0000011. maintained with IDBI Bank Ltd., Surya Kiran Building, Ground Floor, 19 K.G. Marg, New Delhi Branch.
- c. That they state that the Conveyance Deeds to be executed in favor of the Allottees after receiving Completion Certificate for the Project shall be signed by the Authorized Representative of the Promoter Mr. Mahabir S/o Sh. Raj Singh (Aadhaar No. 4334 4725 2140) R/o VTC & PO Pakasma (57), Distt. Rohtak, Haryana - 124401 on behalf of the Promoter M/s. Gnex Realtech Pvt. Ltd. and all the Landowners. They further state that all the Landowners have executed



Registered Power of Attorneys in favor of the Promoter Gnex Realtech Pvt. Ltd. for this purpose.

- d. That they further state that the Conveyance Deeds to be executed in favor of the Allottees after receiving Completion Certificate for the Project shall be signed by all the parties i.e., the Promoter/Developer, the Landowning Companies/Landowner as well as the Allottee/Plot Buyer.

9. The Authority after consideration, decides to accede to the request of the promoter and allowed the sale of the plots of the landowners. Disposed of.



True copy

[Handwritten Signature]
Secretary (Acting),
HRERA, Panchkula

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

[Handwritten Signature]
20/4/26
STP

[Handwritten Signature]
20/04

LA-Heena
Heena
21/04/26