



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapk1-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 11.03.2026.

Item No. 315.22

Submission of Compliance of Special Conditions mentioned in RC and Request for Exemption from the Applicability of HRERA Provision in lieu of submission of Completion Certificate.

Promoter: Galaxy Realcon Pvt Ltd.

Project: Galaxy Home 3 an Affordable Residential Plotted Colony (under DDJAY) namely over an area measuring 4.568 acres situated in the revenue estate of village Bambar, Sector-33, Rewari.

Reg. No.: HRERA-PKL-RWR-700-2025 dated 22.05.2025 valid upto 30.09.2025.

Temp ID: 1611-2025.

Present:- Adv. Tarun Ranga on behalf of the promoter.

1. The promoter vide letters dated 13.02.2026 and 18.02.2026 has submitted completion certificate dated 18.09.2025 issued by Directorate of Town and Country Planning, Haryana against license no. 168 of 2024 over an additional area measuring 4.56875 acres (in addition to license no. 56 of 2023 dated 17.03.2023 granted over an area measuring 10.6875). Furthermore, the promoter vide letter dated 13.02.2026 has submitted the following in compliance to the special conditions imposed in the Registration Certificate. The promoter has submitted the following:-

- i. Documents showing entry of licence in the revenue record.
- ii. Standard design of SCO's of Commercial Site for additional area measuring 0.308 acres.
- iii. As regards condition no. iv, which states that "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." It is submitted that the said condition is not applicable on this project.

- iv. With regard to condition no. i. which states that "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-1, the Promoter is directed to issue a public notice of size 3 x 3 (inches) (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."
- v. The promoter has submitted that no plot has been sold prior to obtaining the Completion Certificate, in strict compliance with the special conditions mentioned in the (RC). Further, since the plots shall be offered for sale only after obtaining the Completion Certificate, the requirement of maintaining three separate accounts, as contemplated under the applicable provisions, is not attracted in the present case. Therefore, the said special condition may kindly be treated as duly complied with.

2. It is pertinent to mention that the promoter has submitted QPRs upto 30.09.2025.
3. The Authority after consideration decided to take on record the completion certificate and directed the office to upload the same on the web portal of the Authority.


Disposed of.



True copy

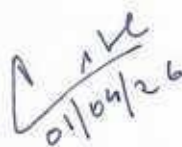

Secretary (Acting),
HREERA, Panchkula

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


30/3/26
STP


30/02

CA-Dhy/v


01/04/26