



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 08.04.2026.

Item No. 318.29

Application for Completion-Submission of DTCP Completion Certificate.

Promoter: ETERNAL SUNSHINE INFRA LLP.

Project: An Affordable Residential Plotted Colony (under DDJAY, 2016) namely "Royal Green County" on land measuring 9.28 Acres (in addition to already registered area of 17.411 acres registered vide registration no. HRERA-PKL-JJR-414-2023 dated 24.02.2023) situated in the revenue estate of Village Barkatabad, Sector 40, Bahadurgarh, District Jhajjar.

Reg. No.: HRERA-PKL-JJR-596-2024 Dated 02- 07-2024 valid upto 31.12.2025.

Temp ID: 1456-2024.

1. The promoter vide letter dated 02.12.2025 had submitted the following:-

"We hereby inform you that we have received the Completion Certificate from the Directorate of Town & Country Planning (DTCP), Haryana for our project "Royal Green County", situated at Village-Barkatabad, Sector-40, Bahadurgarh, Jhajjar registered under RERA Registration No: HRERA-PKL-JJR-596-2024 Dated 02- 07- 2024.

In view of the above, we kindly request the Authority to process and grant the RERA Completion for the said project at the earliest. The following Documents are enclosed herewith for your reference and necessary action:

- 1. RERA Quarterly Report for the period ending June 2025.*
- 2. RERA Quarterly Report for the period ending September 2025.*
- 3. DTCP Completion Certificate dated 16.10.2025.*



2. However upon perusal of records it is found that the promoter has still not complied with the special conditions imposed while granting Registration Certificate which are as following:-

- a. Promoter shall submit a copy of service plans to the Authority immediately after their approval by Town & Country Planning Department.
- b. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.066 acres (forming part of commercial pocket of 0.756 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.
- c. 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.
- d. 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 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.

3. The Authority after consideration directed the promoter to file QPR's till the date of completion certificate and comply with the special conditions before the next date of hearing so that his request could be considered. The matter was adjourned to 08.04.2026.

4. The promoter has now vide letter dated 09.03.2026 submitted the following documents:-

- i. Board Resolution for submission of RERA Completion Certificate for Phase-1 and Phase-2 and authorisation to Mr. Rajan Dubey to sign , execute, submit and file all necessary applications, documents, affidavits, declarations, forms and any other information as may be required by the RERA Authority and other concerned authorities from time to time in connection with the submission of Completion Certificate.
- ii. DTCP Completion Certificate dated 16.10.2025.
- iii. RERA quarterly report till 31.12.2025 alongwith online submission report.
- iv. Affidavit dated 23.01.2026 from Yashank Wason, designated partner of M/s Eternal Sunshine Infra LLP that the company had not sold any plots upto the date of registration.
- v. CA certificate dated 20.01.2026 stating that total estimated cost of the real estate project is 5683.80 lakhs and total cost incurred on the real estate project is 5121.85 lakhs.
- vi. Architect certificate dated 31.12.2025 stating the percentage of work done.
- vii. Engineer certificate stating that work done in percentage (as percentage of the total estimated cost) is 62.25%.



- viii Copy of Approval of Service Plan/ Estimates vide dated 11.03.2025. Service Plans have been submitted.
- ix. Copy of approval of Building Plans dated 06.02.2026 in respect of commercial site area measuring 0.748 acre falling in affordable plotted colony (under DDJAY-2016) measuring 9.28125 +17.41181=26.69306 acres. Building Plans have been submitted.
- x. Copy of Approval of Demarcation cum zoning Plan dated 15.04.2024. Copy of Demarcation Plan has also been submitted.
- xi. Consent to establish from Haryana State Pollution Control Board.

5. The promoter has submitted the Completion certificate whereas the engineer certificate mentions the work done as 62.25% which does not match. The promoter has not submitted the service Plan estimates and yet not complied with the special condition no. d of the registration certificate.

6. The Authority after consideration directs the promoter to send a soft copy of the service plans/estimates so that the same could be uploaded on the web portal of the Authority. The Authority also directs the promoter to submit a latest Engineer Certificate specifying the percentage of work done.

7. Adjourned to 24.06.2026.



True copy

[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.

STP on leave

[Signature]
4/5/26

STP

LA Ref NA.

Heena
04/05/26