



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 06.05.2026.

Item No. 321.25

Compliance to the clause (viii) of special conditions of the registration certificate.

Promoter: Brij Wasi Crop LLP.

Project: "Swastik Industrial Park" an Industrial Residential Plotted Colony to be developed on land measuring 20.925 Acres situated in the revenue estate of village Softa and Gadpuri, District Palwal.

Reg. No.: HRERA-PKL-PWL-680-2025 dated 01.04.2025 valid up to 31.10.2029.

Temp ID: RERA-PKL-1614-2025.

1. Vide letter dated 09.04.2025, promoter has informed the compliance to Clause (viii) of the special conditions of the RERA certificate.

2. The above mentioned project was registered vide no. HRERA-PKL-PWL-680-2025 dated 01.04.2025 valid upto 31.10.2029 with special conditions Clause (viii):

"4. viii) The promoter shall submit the documents showing entry of licensed land in the Revenue records within a period of 30 days from the date of issuance of this registration certificate.

3. The promoter has submitted the updated Jamabandi showing the licence of project namely "Swastik Industrial Park". However, the promoter has not complied with the other conditions, which are as follows :

a. *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.

- b. 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.
- c. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- d. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.957 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.
- e. 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.

4. The matter was last heard by the Authority on 28.05.2025, (in Item No. 288.37) in which Authority observed that:

"4. On 28.05.2025, none appeared on behalf of the promoter. After consideration, the Authority decided that compliance with regard to Clause (viii) of the special conditions be taken on record and directed the promoter to comply with the other conditions.

5. Adjourned to 03.09.2025."

5. On 03.09.2025, no reply was filed. After consideration, the Authority decided to show cause under section 7 of the RERA Act, 2016, as to why the registration granted should not be revoked. No reply was received from the promoter.

6. On 03.12.2025, the Authority decided to issue show cause under section 7 of the RERA Act, 2016, as to why the registration granted should not be revoked and granted one last opportunity to file reply one week prior to the next date of hearing i.e. 25.02.2026.

7. The promoter was issued show cause under section 7 of the RERA Act, 2016 on 18.02.2026 but, no reply was received from the promoter.

8. On 25.02.2026, no one appeared on behalf of the promoter and no reply was filed. Hence, the Authority after consideration decided to grant one more opportunity to the promoter to file reply to the show cause notice atleast a week before the next date of hearing till that time there will be ban on the sale of unsold plots and the matter was adjourned to 06.05.2026.

9. The promoter submitted reply to the show-cause notice dated 18.02.2026 vide letter dated 23.04.2026 by submitting the following documents:-



- a. Board Resolution authorising Mr. Harveer Rawat to sign deed/ affidavit/ and all other relevant documents for RERA compliances.
- b. Fund utilization certificates upto 30.06.2025, 30.09.2025, 31.12.2025 and 28.02.2026.
- c. CA certificates as on 30.06.2025 30.09.2025 and 31.12.2025 showing the percentage completion of total project (Proportionate cost incurred on the project to the total estimated cost as 22%, 22% and 26%.
- d. Architect Certificates showing the percentage of completion of construction work as on 30.06.2025, 30.09.2025,31.12.2025 and 28.02.2026 as 8%, 18%,32% and 48%.
- e. Details of plots sold from April 2025 to June 2025, July 2025 to September 2025, October 2025 to December 2025 and January, 2026 to February, 2026.
- f. Public notices in two newspapers namely "The Tribune" & "Dainik Bhaskar" dated 31.03.2026 informing all the 3 accounts to the general public.
- g. Photographs of the site.
- h. Engineer Certificate dated 07.06.2025 showing the work done in percentage (as percentage of the total estimated cost) as 5%.
- i. List of accounts showing the master collection account, Escrow account and designated account.

10. The promoter has submitted the compliance with regard to the special condition no. (i) of the Registration Certificate by submitting the original newspapers in which Public notices have been published in two newspapers namely "The Tribune " & "Dainik Bhaskar" dated 31.03.2026 informing all the three accounts to the general public. The public notices are in order. Compliance with regard to the special conditions mentioned at ii, iii and iv are still to be done by the promoter

11 The Authority after consideration decides to take on record the bank account details submitted by the promoter. Addendum be issued. **Disposed of.**



True copy

Secretary (Acting),
HRERA, Panchkula

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

LAHEENA

Heena
27/05/26

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26/5/26
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26/05