



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.06.2026.

Item No. 323.39

Application for 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 17.411 acres situated in the revenue estate of Village Barkatabad, Sector-40, Bahadurgarh, District Jhajjar.

Reg. No.: HRERA-PKL-JJR-414-2023 Dated 24- 02-2023 valid upto 31.10.2024. (Extension granted upto 31.10.2025).

Temp ID: 1163-2022.

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-414-2023 Dated 24-02-2023.

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:

- RERA Quarterly Report for the period ending June 2025.*
- RERA Quarterly Report for the period ending September 2025.*
- 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 follows:-



- 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 approved in respect of commercial pocket measuring 0.690 Acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
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:-
- 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.
 - DTCP Completion Certificate dated 16.10.2025.
 - RERA quarterly report till 31.12.2025 alongwith online submission report.
 - 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.
 - CA certificate dated 20.01.2026 stating that total estimated cost of the real estate project is 12601.64 lakhs and total cost incurred on the real estate project is 12277.75 lakhs.
 - Architect certificate dated 31.12.2025 stating the percentage of work done.
 - Engineer certificate stating that work done in percentage (as percentage of the total estimated cost) is 99.69%.
 - Approval of Service Plan/ Estimates vide dated 11.03.2025. Copy of service Plans have been submitted.
 - Copy 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.
 - Copy of Demarcation Plan dated 05.12.2022.
 - Copy of zoning Plan.
 - Consent to establish vide dated 31.12.2022 from Haryana State Pollution Control Board.
5. The promoter has not yet complied with the special condition no. (a) of the registration certificate as service estimates have yet not been submitted by the promoter.
6. The Authority after consideration directed the promoter to send a soft copy of service plans/estimates so that the same could be uploaded on the web portal of the Authority. The matter was adjourned to 24.06.2026.
7. The promoter vide letter dated 01.05.2026 has submitted the Approved Service Plan Estimates of Affordable residential plotted colony under DDJAY-2016 over an area



measuring 17.411 acres situated in the revenue estate of Village Barkatabad, Sector-40, Bahadurgarh, District Jhajjar dated 02.11.2023.

8. The promoter vide letter dated 24.06.2026 submits that the community sites in the project have been transferred to Government of Haryana as per the DDJAY Policy-2016 and the plans of commercial area have been approved by DTCP on 06.02.2026. The promoter vide email dated 24.06.2026 has submitted the soft copy of the documents. The office is directed to upload the documents 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.

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Kumar
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