



# HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

## Certificate of supplementary registration

Registration Certificate No HRERA-PKL-JJR-297-2022 dated 25.03.2022  
valid upto 10.09.2026

**Project:** "Landways Delnia Villas" an Affordable residential plotted colony under DDJAY-2016 on land measuring 3.26 Acres (in addition to License No. 111 of 2019 for an area measuring 5.31 acres) situated in the revenue estate of village Kherka Musalman, Sector 36, Bahadurgarh, District Jhajjar.

**Promoter:** Landways Developer India LLP, 1176, Sector 6, Bahadurgarh, Haryana-124507  
The request of the promoter for registration of additional area measuring 3.26 acres was placed before the Authority in its meeting held on 28.05.2025 vide Item No. 288.03(ix) wherein the Authority decided to grant supplementary registration for the additional area to the promoter. Revised proforma A to H, REP II and the revised layout plan are annexed herewith. Following special conditions are being imposed upon the promoter: -

- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.13075 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.
- iii. 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.
- iv. 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 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.

# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

- v. The promoter shall intimate to the Authority prior to 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.
- vi. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- vii. Sh. Sanjeev Ruhil, designated partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

This Supplementary Registration shall be part and parcel of the Registration No. HRERA-PKL-JJR-297-2022 dated 25.03.2022 issued by the Authority. Rest of the terms and conditions of the said certificate shall remain unchanged

  
Chander Shekhar  
Member

  
DR. Geeta Rathee Singh  
Member

  
Nadim Akhtar  
Member

  
Parneet S Sachdev  
Chairman