



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 26.03.2025.

Item No. 282.03

(xiv) Promoter: DSKR Infracon LLP.

Project : "RPS Urbania 2" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 5.418 Acres situated in the revenue estate of Village Palwal, Sector - 10, Palwal.

Temp ID : RERA-PKL-1658-2025

Present: Sh. Rajesh Kushwaha Authorized representative of the promoter.

1. This application is for registration of a new project "RPS Urbania 2" an Affordable Residential Plotted Colony to be developed over land measuring 5.418 acres situated in the revenue estate of Village Palwal, Sector-10, Palwal. License No. 183 of 2024 dated 10.12.2024 valid upto 09.12.2029 has been granted by Town and Country Planning Department.

2. The Promoter has informed that an application for the registration of the project (vide Temp ID : 1635 of 2025) was submitted in the Authority wherein the following observations were conveyed vide letter dated 06.03.2025:

- i. The Email and Mobile No. of Authorised Representative and Partners are same.
- ii. ITR of firm for the Assessment year 2023-24, 2024-25 has been submitted. Statement regarding Income of the Firm and Income Tax Return of the Firm for the Assessment year 2022-2023 should be submitted. (Only the front page and acknowledgement).
- iii. Entry of licensed land be made in the Revenue record.



- iv. Only the Balance sheet (as on 31.03.2024) has been submitted. Balance Sheet of the Firm duly certified by the C.A. for the last three years has not been submitted.
 - v. Payment Plan has not been submitted.
 - vi. Non default C.A. Certificate is not in order.
 - vii. Promoter should submit a brief note stating its financial capacity and technical capacity to develop this project.
 - viii. Pages of File has not been numbered.
 - ix. Demand Draft submitted by the Promoter amounting to Rs.1,65,000/- has been returned from the bank mentioning reason of return as "Kindly Contact Drawer/Drawee bank".
 - x. Date of approval of latest layout plans has not been mentioned in REP-I Part C.
 - xi. Copy of PAN Card of Sh. Aman Gupta is not clearly visible.
 - xii. No authority as to who will advertise, market and execute conveyance deeds of the Project.
 - xiii. Expenditure to be made in each quarter of 2029 has not been provided in REP-I Part C.
 - xiv. Promoter should deposit Rs. 1,26,329 as registration fee of the Project.
 - xv. Address of the persons operating the RERA Account at (Page 18) have not been mentioned.
3. On 05.03.2025, the Authority observed that the promoter has complied with all the observations except observations at serial no. (iii), (v), (vi), (viii) and (xii). These observations were conveyed to the Promoter during the course of hearing. The Promoter assured that he will file reply to the remaining observations during the course of the day. The Promoter submitted reply to the remaining observations vide letter dated 10.03.2025 and 12.03.2025.
4. On 12.03.2025, after consideration, it was observed that the promoter has complied with the observations at serial no. (iii), (vi) and (viii) above however, observations at serial no. (v) and (xii) have still not been complied within view of the above, the Authority decided to return the application with a liberty to file afresh. The registration fee earlier deposited was to be adjusted after deduction of 5% processing charges.



5. Now, the Promoter vide letter dated 24.03.2025 has submitted fresh A-H form for registration of the same project vide Temp ID – 1658 of 2025, REP- II along with 5% processing fee. The Promoter has also complied with the deficiency at serial no. (v) and (xii) .
6. After consideration, the Authority finds the project fit for registration subject to the following special conditions:
- I. 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.
 - II. 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.
 - III. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - IV. Sh. Rajesh Kushwaha, authorised signatory on behalf of developer company shall sign and execute sale deeds/ conveyance deeds on behalf of all the partners of LLP.
 - V. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1615 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.
 - 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. 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.
 - VIII. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the



Documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.

7. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy


Executive Director,
HRERA, Panchkula

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

CA (Varsha)
