



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 23.04.2025.**

**Item No. 285.03**

**(vii) Promoter: Sri Krishna Home Developers LLP.**

**Project: “Sri Krishna Janak Residency” an Affordable residential plotted colony (under DDJAY-2016) on land measuring 6.668 acres situated in the revenue estate of Village Narwana, Sector-1, Narwana District Jind.**

**Temp ID: RERA-PKL-1653-2025**

**Present: None on behalf of the promoter.**

1. This application is for registration of new project namely “Sri Krishna Janak Residency” an Affordable residential plotted colony (under DDJAY-2016) on land measuring 6.668 acres situated in the revenue estate of Village Narwana, Sector-1, Narwana District Jind. License No. 67 of 2024 dated 18.06.2024 valid upto 17.06.2029 has been granted by Town and Country Planning Department.

2. The application was examined and the following observations were conveyed to the promoter on 17.04.2025:

- a) The promoter should state whether entry of license has been made in the revenue records;
- b) The promoter should submit copy of LLP agreement dated 20.10.2021 and supplementary agreement dated 04.09.2023;
- c) REP II is not notarized;
- d) Balance sheets and ITRs of last three years of the LLP submitted by the promoter show no profit/income (zero returns) then how the promoter plans to develop this project?



- e) Projected cash flow statements (quarterly) of the proposed project be submitted;
  - f) A certificate from CA that the information provided in A to H Performa is as per the Books of account/Balance sheets of the applicant company;
  - g) LC IV and bilateral agreement not submitted.
  - h) Sh. Aryan Garg has not been authorized to apply for RERA registration;
  - i) Authority of Sh. Tarun Ranga for signing and executing the application in RERA on behalf of Sri Krishna Home Developers LLP is enclosed for setting up of a Group Housing Colony whereas license is for a residential plotted colony;
  - j) Page numbers are either not numbered or incorrectly numbered therefore the file be submitted afresh;
  - k) Standard design of plans of commercial pocket have not been enclosed;
  - l) Sr. no. 8 of the payment plan needs to be bifurcated into 2 parts (i) 10% upon start of landscape works (ii) 10% at the start of electrification works;
  - m) LLP should delegate powers to one of its partners to execute sale deeds on behalf of the LLP.
3. The promoter vide replies dated 22.04.2025 and 23.04.2025 has complied with all the above observations. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

- 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 (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.
- 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. 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.
- 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.
- f. 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.
- g. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- h. Plot nos. 85 to 95 mortgaged under IDW by the DTCP shall be kept freezed and will not be sold till they are de-mortgaged by the office of DTCP and RERA, Panchkula:
- i. Sh. Aaryan Garg (Project head) and Sh. Neeraj Goyal (GM Finance) shall jointly sign and execute sale deeds/conveyance deeds on behalf of the LLP.
4. **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 (Monika)

