



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 23.04.2025.

Item No. 285.03

(viii) Promoter: LANDWAYS DEVELOPERS INDIA LLP.

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.

Temp ID : RERA-PKL-1667-2025

Present: Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; “Landways Delnia Villas” an Affordable residential plotted colony under DDJAY-2016 .i.e. License No. 176 of 2024 dated 06.12.2024 valid up to 05.12.2029 has been granted by Town and Country Planning Department, Haryana in favour of Landways Developers India LLP on land measuring 3.26 Acres (in addition to License No. 111 of 2019 for an area measuring 5.31 acres).
2. The application was examined and following observations were conveyed to the promoter on 18.04.2025:
 - i. Whether entry in Revenue record has been made or not.
 - ii. The payment Plan is not in accordance to the RERA rules and 3 payment plans submitted. (Pages 76,185 and 186)
 - iii. CA certificate is not in accordance as per RERA rules and is also not in original form. (Page 80)
 - iv. ITR for 3 years of LLP and partners not submitted.



- v. 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.
- vi. Board resolution stating who will execute the conveyance/sale deed on behalf of LLP.
- vii. Copy of Licence (does not have complete conditions) Pages 90/91 and therefore the application cannot be examined.
- viii. Page 79 of the file is not legible
- ix. After page 133, an additional page is enclosed which is not numbered
- x. Clause 10, REP II is incomplete- it has cutting on the date of completion mentioned in the Affidavit.
- xi. On the Last approved Layout Plan of 8.58 Acres- Additional licence of 3.268 Acres, any changes in the existing plan of 5.318 Acres and the plots already allotted be shown.
- xii. Likely date of completion incorrectly mentioned at Page 55.

3. Today, Sh. Jyoti Sidana appearing on behalf of the promoter informed that they have submitted reply vide their letters dated 21.04.2025, 22.04.2025 and 23.04.2025. However, on perusal it is observed that the observation mentioned at serial no. xi has still not been complied.

4. Since, reply is still not in order therefore, the application filed by the promoter is hereby returned with a liberty to file afresh. The registration fee deposited by the applicant will be adjusted in the fresh application after deduction of 5% processing fee. Since the project has not been registered therefore, the promoter is directed not to advertise, book, sell any plot in the project.

5. Disposed of.



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.

LA (Dhruv)
A. K. K.