



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 04.06.2025.

Item No. 289.03

(xii) **Promoter:** GNEX Realtech Private Limited.

Project : "ASHA BAHADURGARH PHASE 2 EXTENSION" an Affordable Residential plotted Colony(under DDJAY) over an additional area measuring 7.66 acres situated in the revenue estate of village Nuna Majra, Sector 36, Bahadurgarh, District Jhajjar.

Temp ID : RERA-PKL-1699-2025

Present: Sh. Karamveer Singh(Authorized Representative on behalf of the Promoter)

1. This application is for registration of the project namely; "ASHA BAHADURGARH PHASE 2 EXTENSION" an Affordable Residential plotted Colony(under DDJAY) over an additional area measuring 7.66 acres situated in the revenue estate of village Nuna Majra, Sector 36, Bahadurgarh, District Jhajjar. License No. 123 of 2024 dated 23.10.2024 valid up to 22.10.2029 has been granted by Town and Country Planning Department, Haryana in favour of Sh. Ranbir Singh, Gnex Realtech Pvt. Ltd., Renu Realtech Pvt. Ltd., ASI Projects Pvt. Ltd. in collaboration with Gnex Realtech Pvt. Ltd. This is an additional Licence to Licence No. 95 of 2017 dated 09.11.2017 granted for an area measuring 8.225 acres. Completion Certificate for this area has been granted by the DTCP on 02.01.2023.

2. The promoter had earlier approached the Authority vide Temp ID 1603-2025 whereby following shortcomings were conveyed to the promoter vide letter dated 09.05.2025.

- i. Permissible FAR figure not mentioned in REP I Part B.
- ii. Balance sheet pages (99-100) are not legible.
- iii. Payment Plan is not enclosed.



- iv. Date of completion in REP I & REP II are different (REP I 22/10/29- REP II September 29)
 - 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. Projected cash flow statements (quarterly) of the proposed project be submitted
 - vii. Promoter and landowners should submit affidavit stating that both promoter and landowner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules
 - viii. Clarification whether entry of licence made in revenue record or not.
 - ix. In REP I Part C estimated cost figures and expenditure to be made in each quarter figures are incorrectly mentioned.
 - x. Date of approval of Layout Plan not mentioned in REP I Part C.
 - xi. Authorization of both the Directors not given to Karamveer Singh.
 - xii. CA certificate mentioned in Page 364 is not original.
 - xiii. Incorrect statement given at Sr. No.6 (REP I- Part-B) and therefore the form is incomplete.
 - xiv. Estimated Cost of Internal (services and facilities) not submitted in REP I(Part C)
 - xv. Joint Affidavit with the landowners/ licencees be submitted as per sharing of Licenced area in the collaboration Agreement.
3. Since the Promoter did not comply with all the observations vide replies dated 13/05/2025 and 16.05.2025, the application was returned with a liberty to file afresh.
4. Thereafter, the promoter filed a fresh application vide Temp Id-1699-2025 on 27.05.2025 alongwith 5% processing charges and complied with all the deficiencies.
5. After consideration, the Authority finds the project fit for registration subject to the following special conditions:
- i. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
 - ii. That following residential plots and commercial area coming to the share of landowner/licencees cannot be put to sale by the promoter:

1. RENU REALTECH PVT. LTD.

Plot Type	Plot Numbers
L	L01 to L05
Total Plots	5



2. RANBIR JOON

Plot Type	Plot Numbers
D	D01 to D09
E	E01 to E14
F	F01 to F07
G	G01 to G13
H	G14 to G21 H01 to H06
I	I01 to I10
J	J01
K	K01 to K02
Total Plots	70

3. GNEX PROJECTS PVT. LTD.

Plot Type	Plot Numbers
L	L06 to L15
M	M01 to M26
N	N01 to N18
O	O01 to O03
Total Plots	57
Plus Commercial Area of 0.326 Acres	

That the above mentioned plots shall be allotted after the issuance of completion certificate by the DTCP, Haryana.

- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iv. Promoter shall get the building plans in respect of commercial site measuring 0.581 acres approved from DTCP, Haryana and submit a copy of the same to the Authority along with deficit fee, if any. Promoter shall also allot commercial plotted area to the landowner before disposing of any part of commercial site.
- v. 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.

- vi. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- vii. That as per the joint undertaking both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- viii. 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.
- ix. 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.
- x. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- xi. 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,
HREERA, Panchkula

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

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Panchkula