



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

Consideration of the applications received by the Authority for Registration of New Projects.

(i) **Promoter: SUDHIR KUMAR JANGRA.**

Project : "RK PURAM" an Affordable Residential plotted Colony (under DDJAY-2016) being developed on land measuring 14.55 acres situated in the revenue estate of village Fatehabad, Sector 2, Fatehabad.

Temp ID: RERA-PKL-1682-2025

Present: Sh. Neeraj Puri Authorized representative of the promoter.

1. This application is for registration of a new project "RK PURAM" an Affordable Residential plotted Colony (under DDJAY-2016) being developed on land measuring 14.55 acres situated in the revenue estate of village Fatehabad, Sector 2, Fatehabad. License No. 13 of 2025 dated 22.01.2025 valid upto 21.01.2030 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 27.05.2025:

- i. A certificate from CA that the information provided in A to II Performa is as per the Books of account/Balance sheets of the applicant company is required to be provided.
- ii. Clarity regarding the sharing of Net Sales proceed between the landowner and the promoter be submitted. (Sr.11 at page 60). Also whether any payment to the landowners has already been made or not.
- iii. REP I (Part A) is incomplete.
- iv. The Promoter should give an undertaking that he will be responsible for maintaining the colony for a period of 5 years from the date of grant of Completion Certificate or



- till the taking over of the maintenance of the Project by the association of the allottees.
- v. All the Licencce/ Landowners shall give an Affidavit that all the funds received from the allottees shall be received by the Promoter and shall be deposited in 100% Rera account.
 - vi. No Default Certificate(Page 89) is not in order.
 - vii. The architect engaged by the Promoter should provide a list of Technical personnel engaged by him for providing consultancy.
3. The promoter vide letters dated 03.06.2025 and 04.06.2025 has complied with the above deficiencies.
4. 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 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.
 - II. The Promoter 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.
 - 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. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - V. 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.
 - VI. 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.

- VII. 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.
- VIII. That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.
- IX. That as per the revenue sharing between the landowner/licencees and the promoter in the collaboration agreement, the land owners Sh. Randeep Jaglan will get 20% and Smt. Amisha Jitendra Kedia will get 10% amount of the total Sale Proceeds. The Share of the Landowner and the Promoter will be divided in the ratio of 70%, 20% and 10% from the 30% Free account.
- X. That the promoter shall not sell any part of the commercial site measuring 0.568 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 30% of the commercial plotted area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.
4. **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.

LA 
