



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 28.05.2025.

Item No. 288.03

(v) **Promoter:** RCNP BUILDERS AND DEVELOPERS PVT. LTD.

Project: "SAI RESIDENCY, SECTOR-29" an Affordable Residential plotted Colony (under DDJAY-2016) being developed on land measuring 6.48 acres situated in the revenue estate of village Baldi, Sector 29, Karnal.

Temp ID: RERA-PKL-1612-2025

Present: Sh. Jyoti Sidana Authorized representative of the promoter.

1. This application is for registration of a new project "SAI RESIDENCY, SECTOR-29" an Affordable Residential plotted Colony (under DDJAY-2016) being developed on land measuring 6.48 acres situated in the revenue estate of village Baldi, Sector 29, Karnal. License No. 151 of 2024 dated 15.11.2024 valid upto 14.11.2029 has been granted by Town and Country Planning Department.
2. The application was examined and following observations were conveyed to the promoter on 22.05.2025:
 - i. Authorization letter of Neeraj Pahwa as Authorized Signatory not given.
 - ii. Promoter has still not filed QPR's after 31.03.2024 in their project Sai Residency
 - iii. Payment Plan at Sr. No. 8 be subdivided as under:-
 - a. 10% at the time of executing Landscape works;
 - b. 10% at the time of executing Electrification works;
3. The promoter vide letter dated 23.05.2025 has complied with the above deficiencies.



15

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'' (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. 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.
 - V. 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.
 - VI. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.182 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.
4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Executive Director,
HIRERA, Panchkula

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

LA D/Kon
1/2/25