



**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 28.05.2025.**

**Item No. 288.03**

**(viii) Promoter: Kanal Marla Private Limited.**

**Project : “Ruhil Smart City-2” an Affordable residential plotted colony (under DDJAY) being developed on land measuring 6.618 acres situated in the revenue estate of village Nuna Majra, Sector 41, Bahadurgarh, District Jhajjar.**

**Temp ID : RERA-PKL-1707-2025**

**Present: Sh. Neeraj Puri on behalf of promoter.**

1. This application is for registration of the project namely; “Ruhil Smart City-2” an affordable residential plotted colony (under DDJAY). License No. 188 of 2024 dated 18.12.2024 valid up to 17.12.2029 has been granted by Town and Country Planning Department, Haryana in favour of Smt. Devi Rani, Anurag Gupta, Kanal Marla (P) Ltd, Sh. Neeraj Ruhil, Smt. Sadhna Gupta, Sh. Jagjeet Singh in collaboration with Kanal Marla(P) Ltd. on land measuring 6.618 Acres.

2. The promoter had earlier approached the Authority vide Temp ID 1660-2025 whereby following shortcomings were conveyed to the promoter vide letter dated 02.05.2025:

- i. *Payment plan is not in accordance with the RERA rules.*
- ii. *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.*
- iii. *Incomplete copy of licence submitted( Page 60 to 63).*
- iv. *The promoter is requested to clarify the letter enclosed at page 242.*
- v. *No list of technical personnel engaged by the Architectural firm have been enclosed.*
- vi. *Are the landowners entitled to commercial component in the Project*
- vii. *Gist of Collaboration Agreements and GPA be enclosed.*



3. Since the Promoter did not comply with all the observations vide reply dated 05/05/2025, the application filed by the promoter was returned with a liberty to file afresh.

4. Thereafter, the promoter applied afresh vide Temp Id-1707-2025 on 16.05.2025 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 and commercial plots coming to the share of landowner/licencee cannot be put to sale by the promoter:

1. Neeraj Ruhil, Sadhna Gupta & Anurag Gupta

RESIDENTIAL PLOTS						
Sr. NO	Plot No's	No of Plots	Owner	Area of each plot (in Sqyd)	Total Area (in Sqyd)	Total Area (in SQMT)
1.	875-878	15	Neeraj Ruhil	173.21	2007.64	1678.63
	882-887			129.77		
	889-890			129.77		
	983-985			92.23		
2.	888	23	Sadhna Gupta	129.766	2234.866	1868.6175
	905			117.123		
	941-946			92.31		
	953-964			92.23		
	986-987			92.23		
	989			142.9258		
3.	881	9	Anurag Gupta	129.77	1218.42	1018.10
	866			109.3201		
	872-873			109.3201		
	874			179.1225		
	879-880			173.2054		
	988			92.23		
	990			142.93		



<b>COMMERCIAL AREA ALLOTMENT AFTER THE APPROVAL OF STANDARD DESIGNS</b>			
Sr.NO	Owner	Total Area (in Sqyd)	Total Area (in SQMT)
1	Neeraj Ruhil	66.00	55.1844
2	Sadhna Gupta	81.00	67.7263
3	Anurag Gupta	32.00	26.7561

## 2. Devi Rani & Jagjit Singh

<b>Residential Plots</b>						
Sr. No	Residential Plot No's	No of Plots	Owner	Area of a plot (in Sqyd)	Total Area (in Sqyd)	Total Area (in SQMT)
1	918-940	23	Devi Rani	117.123	2693.829	2252.384
2	906-917	12	Jagjit singh	117.123	1405.476	1175.1468

<b>COMMERCIAL AREA ALLOTMENT AFTER THE APPROVAL OF STANDARD DESIGNS</b>			
Sr.NO	Owner	Total Area in Sq.yd	Total Area in Sq.mt
1.	Devi Rani	60.00	50.1676
2.	Jagjit Singh	34.00	28.4283

- 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 0.262 acres approved from DTCP, Haryana and submit a copy of the same to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- 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. 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,  
HRERA, Panchkula

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

LA depu  
Date