



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 16.07.2025.

Item No. 293.03

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

(ii) **Promoter:** Brown Land Realty Private Limited.

Project: "RUHIL PALLADIUM" a Commercial plotted colony on land measuring 4.131 Acres situated in the revenue estate of Village Kherka Musalman, Sector 36, Bahadurgarh .

Temp ID : RERA-PKL-1721-2025

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

1. This application is for registration of project namely "RUHIL PALLADIUM" a Commercial plotted colony on land measuring 4.131 Acres situated in the revenue estate of Village Kherka Musalman, Sector 36, Bahadurgarh. License No. 106 of 2024 dated 01.08.2024 valid upto 31.07.2029 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 10.07.2025:

- i. Zoning plan is not submitted.
- ii. There are 14 licencees in total. However promoter has mentioned 15 licencees in A-H form.
- iii. Status regarding compliance of the conditions of the licence bearing no. 2(ii), (iv) and (v) be submitted.
- iv. The promoter needs to submit the time duration which he will take for the services to be provided as mentioned in the payment plan.
- v. Plots mortgaged under EDC/IDW be shown on the plan.



- vi. Date of Approval of Building plans has been shown as NA on Page 16, whereas the plans were approved on 19.06.2025.
- vii. The promoter is not a land owner/ licensee, however has to pay Rs. 8.75 crores to the landowners for their rights. A joint undertaking be submitted by the Promoter and all the landowner/licencees that they have received the above amount.
- viii. Sr. No. 3 of the Payment plan(Pg. 294) should be deleted and Sr. No. 4 be bifurcated into:

Sr. No. 3- Commencement of Water Supply- 10%

Sr. No. 4- Commencement of Sewer and Storm Water- 15%

3. The promoter vide reply dated 14.07.2025 has complied with all the above observations. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

- a) The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also 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% account 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.
- b) 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.
- c) Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning.
- d) 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.
- e) 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.

- f) The following plots mortgaged under Internal development works and External development works by the DTCP shall be kept freezed and will not be sold till they are de-mortgaged by the office of DTCP and RERA, Panchkula :-

Area Under Mortgage of Plots(under IDW)			
Plot No.	Area in Sq. Mt(Each Plot)	No. of Plots	Total Area (in Sq Mt)
1	138.56	1	138.56
10	96.00	1	96.00
11	96.00	1	96.00
12	96.00	1	96.00
13	96.00	1	96.00
	Total	5	522.56 Sq. Mt.

Area Under Mortgage of Plots(under EDC)			
Plot No.	Area in Sq. Mt(Each Plot)	No. of Plots	Total Area (in Sq Mt)
19	96.00	1	96.00
30	96.00	1	96.00
31	96.00	1	96.00
32	96.00	1	96.00
33	96.00	1	96.00
34	96.00	1	96.00
	Total	6	576.00 Sq. Mt.

4. **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 signed
A. K.