



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 13.08.2025.

Item No. 296.03

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

(i) **Promoter:** LRH REALITY LLP

Project : "Tycoon Industrial Park" an Industrial plotted colony on land measuring 11.85 acres situated in the revenue estate of village Bupania, Tehsil Badli, District Jhajjar

Temp ID : RERA-PKL-1738-2025

Present: Sh. Neeraj Puri on behalf of the promoter

1. This application is for registration of project namely "Tycoon Industrial Park" an Industrial plotted colony on land measuring 11.85 acres situated in the revenue estate of village Bupania, Tehsil Badli, District Jhajjar bearing License No. 07 of 2025 dated 13.01.2025 valid upto 12.01.2030 granted by Town and Country Planning Department in favour of LRH Reality LLP.

2. The application was examined and following observations were conveyed to the promoter on 07.08.2025:

- i. Form LC IV-B not submitted.
- ii. Amount of Net worth of the directors mentioned in rupees and not in lakhs.
- iii. Page 170 is left blank.
- iv. Experience of the professionals engaged by the promoter to execute the development works be submitted.
- v. Name of the Authorised person in Board resolution is not correct.
- vi. Form A to II is incomplete since date is not indicated.



- vii. As per Form REP-II, time period for completion of project is 31.12.2029 but the payment plan is not accordingly.
- viii. Permission for construction of culvert (3 no.) not submitted.
- ix. Fee is deficit by Rs. 14,073/- (if calculated by FAR 1.75 for commercial area).

3. The promoter vide reply dated 12.08.2025 has complied with all the above observations. 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 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 including one in Hindi) 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.
- ii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning department.
- 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. 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 0.4449 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.



- vii. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- viii. Sh. Saurabh Gupta, designated partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
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.

STP

LA (Dhruv)
A. K.