



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.09.2025.**

**Item No. 300.03**

(x) **Promoter:** Goel & Son's Golden Park Private Limited.

**Project :** "WESTERIAS FARMS" - a Low Density Eco-Friendly Colony, on land measuring 12.25 acres situated in the revenue estate of village Dadu, Tehsil Tarou, District Nuh.

**Temp ID :** RERA-PKL-1769-2025

**Present:** Sh. Rajesh Kumar (Authorised Representative) on behalf of promoter.

1. This application is for registration of the project namely "WESTERIAS FARMS" (a Low Density Eco-Friendly Colony) on land measuring 12.25 acres situated in the revenue estate of village Dadu, Tehsil Tarou, District Nuh bearing License No. 124 of 2025 dated 21.07.2025 valid upto 20.07.2030 granted by Town and Country Planning Department, Haryana in favour of Goel & Son's Golden Park Private Limited.

2. The application was examined and following observations were conveyed to the promoter on 16.09.2025:

- i. Net worth certificate of company needs to be submitted.
- ii. Whether the entry in revenue records has been made or not.
- iii. Payment plan is not in prescribed format.
- iv. The promoter should submit a legible copy of the zoning plan.
- v. The proposed site be marked on the Development Plan.
- vi. The project report/explanatory note on page no. 335 mentions the provision of a departmental store in the project whereas there is no such commercial space approved by the DTCP in the project.



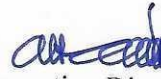
3. Vide reply dated 19.09.2025 and 25.09.2025, the promoter has complied with all the above observations. After examination, the Authority found the project fit for registration subject to following conditions:

- a. 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 Form REP-I, the Promoter is directed to issue a public notice of size "3 x 3" (in two newspapers widely circulated in the area including one in Hindi) 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 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 within two weeks after their approval by Town & Country Planning Department (DTCP), if such plans are not approved by the DTCP, then the infrastructure to be provided in the colony shall be to the satisfaction of DTCP, Haryana.
- 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. Promoter shall intimate to the Authority before taking any loan from any Bank/Financial Institution against the said registered project and thereafter 100% amount of loan received shall be credited into 70% RERA Bank account.

5. 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(Tushar) 

  
29/09