



## **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 12.11.2025.**

### **Item No. 304.03**

**(xii) Promoter: GANPATI INFRA**

**Project: "ARCADIA INDUSTRIAL PARK"- An Industrial Plotted Colony on land measuring 19.3625 acres situated in village Kakkarmajra and Bichpadi, Ambala, Haryana**

**Temp ID: RERA-PKL-1825-2025**

**Present: Sh. Jyoti Sidana on behalf of the promoter.**

1. This application is for registration of the project namely "ARCADIA INDUSTRIAL PARK"- An Industrial Plotted Colony on land measuring 19.3625 acres situated in village Kakkarmajra and Bichpadi, Ambala, Haryana bearing Licence No. 143 of 2025 dated 12.08.2025 which is valid up to 11.08.2030 granted by DTCP in favour of "GANPATI INFRA".
2. The application was examined and following observations were conveyed to the promoter on 07.11.2025:

- i. Whether the account mentioned in REP-I (Part D) is 100% or 70%.
- ii. Non Default CA Certificate is not submitted in original.
- iii. CA Certificate certifying REP-I Form is not submitted.
- iv. The partnership deed have details of profit and loss sharing but does not have details of investment made in the partnership firm to execute the project.
- v. An affidavit that there is no partnership deed except dated 01.09.2022 CP/36 .
- vi. Sh. Sandeep Agrawa, Architect has been engaged to provide technical assistance however certificate of Architect is not submitted (degree and registration certificate).



- vii. Architect has given details of work done in experience however documentary proof thereof is not attached.
- viii. Net worth certificate of firm CP/78 does not have adequate funds to execute the project.
- ix. ITR of all the partners are not submitted for three years. Latest ITR are also missing.
- x. ITR of firm is also not submitted for last three years.
- xi. ITR of Sh. Vijender Bansal (2020-2021) CP/90 is not complete.
- xii. Authority letter delegating powers to execute conveyance deed (CP-54) is not in original.
- xiii. The location of Industrial Plotted Colony be shown on the Development Plan.
- xiv. Net worth Certificate of all the partners showing complete details of movable and immovable properties (duly certified by CA) by submitted.

3. The promoter vide reply dated 11.11.2025 and 12.11.2025 has complied with the observations mentioned above and the Authority found 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 minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi 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 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. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- v. Mr. Harish Goyal , one of the partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- 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. No advertisement/public notice be issued through any medium without affixing the QR code and RC number issued by the Authority. The QR code and RC number 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.

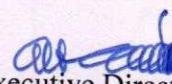
viii. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.

4. The office is directed to make all necessary changes required in REP- I.

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 - Shallu  
Shallu  
24/11/20

STP on leave