



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

(xiii) **Promoter: RAPID EXPANSION INFRA**

Project: "RAPID EXPANSION INFRA"- on land measuring 6.60625 Acres situated in village Naggal, Sector -19 Kot Bhela Urban Complex, Distt. Panchkula, Haryana

Temp ID: RERA-PKL-1784-2025

Present: Jamshed Ahmed and MD. Mahiuddin (AR) appeared on behalf of the promoter.

1. This application is for registration of the project namely "**RAPID EXPANSION INFRA**"- a Affordable Residential Plotted Colony under DDJAY on land measuring 6.60625 acres situated in village of Naggal, Sector- 19 kot Bhela Urban Complex, Distt. Panchkula, Haryana bearing Licence No. 139 of 2025 dated 07.08.2025 valid up to 06.08.2030 granted by DTCP in favour of "**RAPID EXPANSION 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. A brief note regarding the financial and professional technical capability of the promoter to develop the project be submitted
- iii. Payment plan not enclosed.
- iv. Extract of Board Resolution Authorising the Authorised Person / signatory to apply for registration.
- v. Hard Copy of license be submitted.
- vi. REP-II be submitted.
- vii. CA certificate certifying REP I not submitted.
- viii. Registration with MCA be submitted showing CIN
- ix. AOA be submitted.



- x. No authorisation as to who will advertise, market and execute conveyance deed in the project.
- xi. Non Default CA Certificate is not submitted.
- xii. MOA of company is not submitted.
- xiii. Pan card of all the directors be submitted.
- xiv. Pan card of the company be submitted
- xv. Adhar card of all the directors be submitted.
- xvi. Balance sheet of last three years be submitted.
- xvii. ITR of all the directors be submitted.
- xviii. ITR of company be submitted.
- xix. Sale deed of the licensed land not enclosed.
- xx. Approved copy of Zoning Plan has not been submitted.
- xxi. Status of the Partner who has submitted the application for registration be submitted. The Authority of the said Partner to sign and submit registration.
- xxii. Land Utilization (Part c) is not in order.
- xxiii. REP I (PART C) Cost of Land – estimated cost of infrastructure has been mentioned as zero.
- xxiv. Date of approval of Building Plans has been mentioned in (Part C) Whereas it is a plotted colony.
- xxv. Area/ categorization of Plots not mentioned on Pg. 12.
- xxvi. Expenditure to be made in each quarter has not been submitted.
- xxvii. Name and address of the person who will operate the RERA Account has not been submitted.(Pg. 17)
- xxviii. Copy of Bilateral Agreement/ LC IV has not been submitted.
- xxix. Ownership documents of land for which licence has been obtained have not been submitted.
- xxx. Documents showing entry of licence in the revenue record be submitted.
- xxxi. Projected cash flow statement of the project be submitted
- xxxii. Draft allotment letter and agreement to sell has not been submitted.

Jamshed Ahmed and MD. Mahiuddin (AR) appeared and filed the reply to the observations today. After consideration, the Authority directed the office to examine the reply furnished by the promoter. Perusal of the reply dated 12.11.2025 reveals that the promoter has failed to adequately comply with the deficiencies conveyed vide letter dated 07.11.2025. The following observations have still been noticed:

SR.NO	DEFICIENCY	OBSERVATION
i.	Whether the account mentioned in REP-I (Part D) is 100% or 70%.	Details of 100% account to be given in REP-I
ii.	A brief note regarding the financial and professional technical capability of the promoter to develop the project be submitted	Not enclosed
iii.	Payment plan not enclosed.	Not enclosed
iv.	REP-II be submitted.	Not submitted in original and date of completion in REP-I



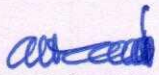
		/REP-II varies
v.	No authorisation as to who will advertise, market and execute conveyance deed in the project.	Not submitted in original
vi.	Non Default CA Certificate is not submitted.	Not submitted in original and not in order
vii.	Balance sheet of last three years be submitted.	Not enclosed
viii.	Sale deed of the licensed land not enclosed.	Not enclosed
ix.	Approved copy of Zoning Plan has not been submitted.	Not submitted
x.	Status of the Partner who has submitted the application for registration be submitted. The Authority of the said Partner to sign and submit registration.	Not submitted in original
xi.	Land Utilization (Part c) is not in order.	Still not in order
xii.	REP I (PART C) Cost of Land – estimated cost of infrastructure has been mentioned as zero.	Estimated cost of infrastructure has been mentioned as zero
xiii.	Name and address of the person who will operate the RERA Account has not been submitted.(Pg. 17)	Details not given
xiv.	Ownership documents of land for which licence has been obtained have not been submitted.	Not enclosed

4. Since the reply filed by the promoter is still inadequate therefore, the application filed by the promoter is hereby returned with the liberty to file afresh application. The registration fee deposited by the promoter will be adjusted in the fresh application after deduction of 5% processing fee. Since the project has not been registered therefore, the promoter is directed not to advertise, book and sell any plot in the project.

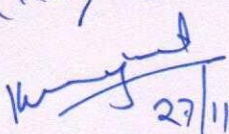
5. Disposed of.



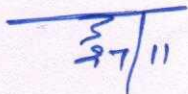
True copy


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 (Kargujee).

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