



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 26.11.2025.

Item No. 305.03

(iii) Promoter: PROSPER BUILDSQUARE LLP

Project: "EPIC HOMES", a retirement housing project under Retirement Housing Policy dated 04.11.2024 on land measuring 3.58125 acres situated in the revenue estate of Village Bhupani, Sector 89, Faridabad

Temp ID: RERA-PKL-1858-2025

Present: Mr. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; "EPIC HOMES", a retirement housing project under Retirement Housing Policy dated 04.11.2024 on land measuring 3.58125 acres situated in the revenue estate of Village Bhupani, Sector 89, Faridabad bearing Licence No. 106 of 2025 dated 27.06.2025 valid upto 26.06.2030 granted by Town and Country Planning Department for setting up of Retirement Housing Project.

2. The application was examined and following observations were conveyed to the promoter on 14.11.2025:

- i. An explanation should be provided as to how they will develop the project, as the LLP has been suffering from losses for the last 3 years as per the Income and Expenditure statement and ITR.
- ii. Whether the entry of licence has been made in revenue records.
- iii. Specifications provided in REP-I (part H) are not specific.
- iv. Payment plan is not in order.
- v. ITR of the partners to be submitted.
- vi. An undertaking be submitted that the promoter will maintain the colony for a period of 5 years or till the taking over of the colony by the allottees.



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- vii. An undertaking from the promoter be sought that both the promoter and the licencees/landowners shall be jointly and severally liable under the provisions of the RERA Act/Rules.
- viii. No authorization as to who will advertise, market and execute conveyance deed in the project.
- ix. Registration fee is deficit by ₹35,831/-.
- x. Date of completion of project is not mentioned in Form REP-II.
- xi. An affidavit that there is no other LLP agreement in place.
- xii. Cash flow statement should be stamped by CA.
- xiii. No default certificate is photocopy.
- xiv. Degree and Registration certificate of the Architect be submitted;

3. The promoter vide reply dated 19.11.2025 & 26.11.2025 has complied with all 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 unit/apartment shall be sold. The Promoter is also directed to issue a public notice of minimum size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating details of 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 submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- v. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- 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 alongwith its validity 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



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any other literature published by the promoter. The QR code should be affixed on the top right corner.

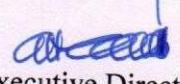
- viii. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- ix. Sh. Hari Chand, designated partner shall sign and execute sale deeds/conveyance deeds on behalf of the firm.
- x. That as per the joint undertaking dated 04.11.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of the RERA Act/Rules.

4. The office should made all necessary corrections 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.

A-Kartarjeet
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