



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 29.10.2025.

Item No. 303.03

Minutes of registration of project through circulation to be attached with 303rd Meeting of Authority held on 29.10.2025.

Project Name:

“GURUTEK GALLARIA COMMERCIAL FLOORS” on land measuring 2 acres situated in sec 25-26, Ghari Bolni Road, Rewari, Haryana being developed by Gurutek Estate Private Limited Ltd.

Name of the promoter:

GURUTEK ESTATE PRIVATE LIMITED

Date of consideration:

23.10.2025

Temp ID:

1786-2025.

1. This application is for registration of the project namely “GURUTEK GALLARIA COMMERCIAL FLOORS” on land measuring 2 acres situated in sec 25-26, Ghari Bolni Road, Rewari, Haryana being developed by GURUTEK ESTATE PRIVATE LIMITED bearing license No. 90 of 2009 dated 30.12.2009 valid upto 29.12.2023 granted by Town and Country Planning Department, Haryana in favour of M/s Gurutek Estate Private Limited.

2. The application was examined and following observations were conveyed to the promoter on 16.10.2025:

- 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. Original Board Resolution be submitted.
- v. Copy of renewal of license be submitted.
- vi. REP-II not in order as it is not duly notarized.
- vii. Letter of approval of Building Plan not enclosed



- viii. Copy of sale deed not enclosed.
- ix. Area of application to be marked on the approved Layout Plan.
- x. No authorisation as to who will advertise, market and execute conveyance deed in the project.
- xi. Non Default CA Certificate is not submitted in original.
- xii. CA Certificate certifying REP-I Form is not submitted.
- xiii. Entry of license in Revenue Record is not submitted.
- xiv. MOA of company is not submitted.
- xv. Balance sheet is neither stamped nor signed.
- xvi. Since it is a part of bigger colony having area 50.731 acres, status of rest area is not submitted.
- xvii. Most of the documents are photocopy which are not signed/stamped
- xviii. No of floors do not reconcile with the approved building plan.
- xix. Earlier the promoter had got this commercial site measuring 2.0 acres registered with the Authority vide registration No. 338/2022 dated 22/8/22 valid up to 15th may 2025 for the sale of commercial plots. After getting the said registration the promoter has sold 3 SCO's in the said project. Now, the promoter has again applied for registration as a new project by wanting to construct the remaining SCO's and other sites. The Promoter should explain his position in this regard.
- xx. The promoter should submit a CA Certificate mentioning the Land Cost, Cost of construction of SCO's and other sites, Cost of Infrastructure and other services, Other Costs including EDC, taxes, levies etc.

3. The promoter vide reply dated 21.10.2025 has complied with the observations mentioned above except observation viii, xi, xiii, xvi, xvii and xx.

4. Since the deficiency mentioned at serial no. viii, xi, xiii, xvi, xvii and xx has not been complied therefore, the application filed by the promoter is hereby returned with liberty to file afresh. The registration fee deposited by applicant 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, sell any plot in the project.

5. **Disposed of.**

This has been approved by the Authority through circulation on 23.10.2025



True copy

[Signature]
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

[Signature]
29/10

LA(Shallu)
Shallu
21/10/25

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