



**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 29.10.2025.**

**Item No. 303.03**

**Consideration of the applications received by the Authority for Registration of New Projects.**

**(i) Promoter: Kunj Behari Mines LLP.**

**Project: "Kunj Behari Enclave" an Affordable residential plotted colony under DDJAY-2016 on land measuring 6.010 acres situated in the revenue estate of Village Patti Musalmaan, Sector 92, Sonipat.**

**Temp ID: RERA-PKL-1821-2025.**

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

1. This application is for registration of the project namely; "Kunj Behari Enclave" bearing license No. 28 of 2025 dated 18.03.2025 valid upto 17.03.2030 granted in favour of Kunj Behari Mines LLP for the development of an Affordable residential plotted colony under DDJAY-2016 on land measuring 6.010 acres situated in the revenue estate of Village Patti Musalmaan, Sector 92, Sonipat.

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

- i. ITRs of the LLP for the year 2023-24 has not been submitted.
- ii. Net worth certificate of all partners except Sh. Nimit has not been submitted.
- iii. Copies of LC-IV and Bilateral Agreement has not been submitted.
- iv. Brief note on technical and financial capability of the promoter to develop the project has not been submitted.
- v. List of Professionals/technical persons engaged by the Promoter company to execute the development works along with their experience may be submitted.
- vi. Approval letter of zoning plan has not been submitted.



- vii. Net worth certificate of Namit Goyal has Rs 438209602/- other assets however details are not given.
  - viii. Copy of main agreement executed prior to supplementary agreement dated 19.07.2023 is not submitted.
  - ix. An affidavit that there is no other supplementary agreement except above be submitted.
  - x. Copy of Aadhar card and PAN card of Sh. Rohit Malik is not readable.
  - xi. Copy of Aadhar card and PAN card of Sh. Rishabh Kaushik is also not readable.
  - xii. No details of investment made while framing LLP is mentioned in agreement.
  - xiii. 3 years ITRs of all partners is not submitted.
  - xiv. ITR of company does not have sufficient capital to execute the project.
  - xv. Form REP-II and payment plan not submitted.
3. The promoter vide reply dated 28.10.2025 has complied with the observations mentioned above.
4. After consideration, 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 duly approved building plans in respect of commercial site measuring 0.2165 acres to the Authority along with deficit fee, if any, till then, the promoter shall not dispose of any part/unit of the commercial pocket.
  - iii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
  - iv. 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.
  - v. Promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
  - vi. Sh. Rohit Malik, one of the partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
  - vii. 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.
  - viii. 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.

ix. 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.

5. Disposed of. File be consigned to record room after issuance of registration certificate.



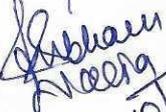
True copy

  
Executive Director,  
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

STP

  
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LA (Shubham)  
  
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