



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 29.10.2025.

Item No. 303.03

(ix) **Promoter:** GNEX Realtech Pvt. Ltd..

Project: "Asha Bahadurgarh Phase 4 Extension" an Affordable Residential plotted colony (under-DDJAY-2016) on additional land measuring 3.2125 acres (in addition to licence No. 46 of 2022 dated 13.04.2022) situated in the revenue estate of Village Nuna Majra, Sector 36, Bahadurgarh, District Jhajjar.

Temp ID: RERA-PKL-1812-2025.

Present: Adv. Shrey Sharma on behalf of the promoter.

1. This application is for registration of project namely "Asha Bahadurgarh Phase 4 Extension" an Affordable Residential plotted colony (under-DDJAY-2016) on land measuring 3.2125 acres situated in the revenue estate of Village Nuna Majra, Sector 36, Bahadurgarh, District Jhajjar bearing License No. 148 of 2025 dated 14.08.2025 valid upto 13.08.2030 granted by Town and Country Planning Department, Haryana in favour of GNEX Realtech Pvt. Ltd, GNEX Infrabuild Pvt. Ltd., M/s Renu Realtech Pvt. Ltd. & CFG International Pvt. Ltd in collaboration with GNEX Realtech Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 24.10.2025:

- i. Whether entry of the licence made in revenue record or not.
- ii. Form LC- IV and Bilateral Agreement not submitted.
- iii. Cash Flow statement submitted is of different project.
- iv. ATR in all 5 pending complaints be submitted.
- v. Payment Plan is not in order.
- vi. An Affidavit be submitted that there has been no change in the earlier layout Plan- if there is change in the said Plan 2/3rd consent of the allottees be submitted.



- vii. All Landowner/ licencees to submit an undertaking as to who is authorised to execute sale/conveyance deed on their behalf.
 - viii. All landowner/licencees to submit an undertaking regarding compliance of Provisions of Section 4(2)(l)(d) of Act 2016
 - ix. An undertaking from the Promoter that he shall be liable to maintain the colony upto a period of 5 years or till the taking over by the association of allottees.
3. The promoter vide reply dated 28.10.2025 has complied with all the above observations. After consideration, the Authority finds 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 size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) 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 the 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. No advertisement/public notice be issued through any medium without affixing the QR code and RC number issued by the Authority. The QR code 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.
 - v. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
 - vi. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
 - vii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1251 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.
 - viii. That as per the joint undertaking dated 16.09.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
 - ix. 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.



- x. That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter has not to execute any addendum to the collaboration agreement in future.
- xi. That both the Promoter and landowner/ licencees shall comply with the provisions of section 4(2)(L)(D) of RERA Act, 2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) which states that 70% of the amount realised from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank.
- xii. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter, however can be sold by the Landowners i.e. M/s GNEX Infrabuild Pvt. Ltd., M/s Renu Realtech Pvt. Ltd. & M/s CFG International Pvt. Ltd as per their shareholding:-

A. M/s GNEX Infrabuild Pvt. Ltd.

Plot Type	Plot Number
A2 Type	K002 to K009
A3 Type	K010 to K011
TOTAL PLOTS	10

B. M/s Renu Realtech Pvt. Ltd.

Plot Type	Plot Number
A1 Type	K001
B2 Type	K012
B3 Type	K013 to K027
C1 Type	K029 to K043
C2 Type	K028
C2 Type	K046 to K050
TOTAL PLOTS	38
ADDL.: Commercial Area – 503.00 Sq. Mt.	

C. M/s CFG International Pvt. Ltd. share

Plot Type	Plot Number
C2 Type	K051 to K059
D2 Type	K060
TOTAL PLOTS	10

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



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] 10/11
on Leave
LA (Dhruv)

[Signature] 10/11