



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 24.12.2025.

Item No. 308.03

(xvi) Promoter: RAPID EXPANSION INFRA

Project: “RAPID EXPANSION INFRA”, an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 6.60625 acres situated in the revenue estate of Village Naggal, Sector 19, Kot Behla Urban Complex, District Panchkula.

Temp ID: RERA-PKL-1892-2025.

Present: Sh. Ajay Kumar (Authorized Representative) & Smt. Swati Anand (Architect) on behalf of the Promoter.

1. This application is for registration of the project namely; - “RAPID EXPANSION INFRA”, an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 6.60625 acres situated in the revenue estate of Village Naggal, Sector 19, Kot Behla Urban Complex, District Panchkula bearing Licence No. 139 of 2025 dated 07.08.2025 valid upto 06.08.2030, granted by Town and Country Planning Department in favour of Rapid Expansion Infra.

2. The application was examined and following observations were conveyed to the promoter on 16.12.2025:

- i. Date of completion of the project mentioned in Form REP-II is different from REP-I (17.08.2027 REP II – 01.07.2026 REP-I)
- ii. Page No. 59 is not legible.
- iii. Net woth of Sh. Ajay Kumar be submitted in original and should be submitted latest.
- iv. Legible copy of PAN card of firm be submitted.
- v. Legible copy of Aadhaar card of Sh. Ajay Kumar be submitted.



- vi. Cashflow statement is not in order.
- vii. Payment plan not in order. The promoter should also incorporate the quantum of all other charges to be paid by the allottees till the grant of possession.
- viii. Clarification regarding discrepancy between payment plan and BBA draft be submitted.
- ix. REP I (Part – C) not in order.
- x. Page No. 54 & 59 is not attested by the Authorized signatory.
- xi. REP I (Part C) Cost of land- estimated cost of infrastructure has been mentioned as zero.
- xii. No Authority of Sh. Ajay Kumar has been submitted to file RERA Registration;
- xiii. Date of Approval of layout Plan not mentioned in REP-I (Part-C);
- xiv. Expenditure to be made in each quarter only shows the last quarter of the year 2025;
- xv. Account No. mentioned in REP-I (Part D) shows 30% account number and also certification at CP-187 is incorrect;
- xvi. No engagement letter/work order has been submitted engaging M/s Anand & Anand as Technical consultants;
- xvii. Undertaking that there has been no further amendment to the Partnership Deed dated 23rd July, 2025.

3. The promoter vide replies dated 18.12.2025; 22.12.2025; 23.12.2025 & 24.12.2025 has complied with all the observations mentioned above. 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 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 a copy of the building plans approved in respect to commercial pockets measuring 560.31 Sq. mtrs. acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pockets.
- 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. 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 any other literature published by the promoter on the top right corner.
- vii. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- viii. The payment plan approved in REP-I, having quantum of all other charges to be paid by the allottee till the grant of Possession should be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.

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

Abhishek
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
(on leave).

(A-Karamjeet)
29/12