



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

(viii) Promoter: NAVDESH ESTATE

Project: "URBANA", an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 7.98125 acres situated in the revenue estate of Village Billah, Sector 16, Kot Behla Urban Complex, District Panchkula.

Temp ID: RERA-PKL-1790-2025.

Present: Sh. Vishnu Prakash Goyal (Partner) & Adv. Neeraj Puri on behalf of the Promoter.

1. This application is for registration of the project namely; "URBANA", an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 7.98125 acres situated in the revenue estate of Village Billah, Sector 16, Kot Behla Urban Complex, District Panchkula bearing Licence No. 82 of 2025 dated 27.05.2025, valid upto 26.05.2030 which has been granted by Town and Country Planning Department in favour of Sh. Vishnu Prakash Goyal S/o Late Sh. T.P. Goyal, Sh. Navraj Mittal S/o Sh. Ram Kumar Mittal, Sh. Ashok Singla S/o Sh. Gurdas Rai Singla in collaboration with Navdesh Estate.
2. The application was examined and following observations were conveyed to the promoter on 16.12.2025:

- i. Payment plan is not in order- quantum of all other charges to be paid by the allottees till the grant of Possession not disclosed.
- ii. Net Worth certificate of Sh. Vishnu Prakash Goyal is not submitted in original.



- iii. ITR of Sh. Vishnu Prakash Goyal S/o Late Sh. T.P. Goyal, Sh. Navraj Mittal S/o Sh. Ram Kumar Mittal, Sh. Ashok Singla S/o Sh. Gurdas Rai Singla for Assessment year 2025-26 be submitted.
- iv. Non-Default Certificate is not in order.
- v. Details of Commercial component with FAR are not mentioned in Form REP-I (Part-B).
- vi. Partnership Deed does not have details of investment made while forming deed.
- vii. ITR of FY 2025-26 of promoter is with zero wherein the promoter has deposited scrutiny fee, licence fee, EDC/IDC with BG while obtaining licence.
- viii. Paid up capital of promoter document are not submitted.
- ix. Article 4 of the collaboration agreement dated 24.10.2024 is not in sync with the Joint Undertakings dating 25.11.202 and 03.09.2025;
- x. Reasons for revision in layout plan be submitted;

3. The promoter on 19.12.2025 & 24.12.2025 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 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 obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- v. Promoter shall submit a copy of the building plans approved in respect to commercial pockets measuring 0.222 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.
- 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. The QR code should be affixed on the top right corner.



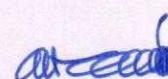
- vii. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- viii. The payment plan approved in REP-I, having quantum of all other charges to be paid by the 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.
- ix. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- x. 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.
- xi. 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.
- xii. That as per the joint undertaking dated 24.12.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of the RERA Act/Rules.
- xiii. Sh. Amandeep Tiwana, Customer Relationship Manager shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- xiv. The land owners will get 100% amount of the sale proceeds received from the sale of the units in the project from the 30% free account, after adjustment of the Cost to Company.

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.

STP
(on leave) -

LA - Karanjeet
~~29/12~~