



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

(vi) Promoter G. ESTATE PRIVATE LIMITED

Project: "GALAXY MIDTOWN" an Affordable Residential Plotted Colony under the DDJAY Policy, 2016 on land measuring 13.9125 Acres situated in revenue estate of village Takhana, Sector-5 Nilokheri Taraori, District Karnal

Temp ID: RERA-PKL-1854-2025.

Present: Sh. Vinod Goel, Director of the company

1. This application is for registration of project namely, "GALAXY MIDTOWN" bearing License No. 160 of 2025 dated 29.08.2025 valid upto 28.08.2030, and License No.149 of 2022 dated 29.09.2022 valid upto 28.09.2027, granted by Town and Country Planning Department, Haryana in favor of G. Estate Private Limited for the development of an Affordable Residential Plotted Colony (under DDJAY-2016 scheme) on total land measuring 13.9125 acres situated in revenue estate of village Takhana, Sector-5 Nilokheri Taraori, District Karnal.

2. The application was examined and following observations were conveyed to the promoter on 10.12.2025:

- i. Separate Email IDs of the Directors be submitted;
- ii. Entry of license number in revenue record not submitted;
- iii. Certificate from the Chartered Accountant as per the Books/ Balance sheet of the applicant not submitted;
- iv. Payment Plan not submitted;
- v. Form LC-IV and Form LC-IV-B not submitted;



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- vi. Details regarding financial and technical capabilities of the promoter be submitted;
- vii. Balance Sheet of promoter for the year 2023 and 2024 be submitted;
- viii. Title deed(s)/Sale deed(s) reflecting that the promoter is the owner of the project land be submitted;
- ix. Language of Non-Default Certificate at CP 93 is not in order;
- x. Affidavit that no plot has been sold by the Promoter as on date;
- xi. REP-II-Clause 10 is not in order;
- xii. Date of approval of layout plan not mentioned in REP-I (Part C);
- xiii. List of Persons/entities from whom unsecured loans of Rs 35.47 Crores be submitted along with their PAN/ addresses and amounts;

3. The promoter vide reply dated 17.12.2025 has compiled with all the above deficiencies. The Authority finds the project fit for registration subject to following 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 i.e. one in Hindi and one in English 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 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.
- iii. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- iv. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with 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.
- v. 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.
- vi. Promoter shall submit a copy of the building plans approved in respect of commercial pockets measuring 0.556 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.



- vii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- viii. The payment plan approved in REP-I should be incorporated in the BBA along with the quantum of all other charges to be paid by the allottee till the grant of Possession. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- ix. 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.
- 4. The office is directed to get the necessary corrections done in Form REP-I (Part A).
- 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).


A-AKHIL
30.12.2025