



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 24.12.2025.

Item No. 308.03

(x) **Promoter:** Narendra Infra Buildtech LLP

Project: "Narendra Technopark" an industrial plotted colony on land measuring 39.61875 Acres situated in the revenue estate of village Taoru, District Nuh

Temp ID: RERA-PKL-1891-2025.

Present Adv. Vistar proxy counsel on behalf of Adv. Tarun Ranga

This application is for registration of project namely, "Narendra Technopark" bearing License No. 174 of 2025 dated 18.09.2025 valid upto 17.09.2030 granted by Director, Town and Country Planning, Haryana in favor of Bansal Realtors Ltd., Rossell Biotech Ltd., SRA Realtech Pvt. Ltd., Tauru Logistics & Warehousing Park Pvt. Ltd., Smt. Kiran W/o Sh. Narender Aggarwal in collaboration with Narendra Infra Buildtech LLP for the development of an Industrial Plotted Colony on total land measuring **39.61875 acres** situated in the revenue estate of village Taoru, District Nuh.

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

- i. Entry of license in revenue record be submitted;
- ii. Board resolution not in order as specimen signature of Rohtash Golcha not affixed therein;
- iii. Cash Flow Statement of the proposed project be submitted;
- iv. Net Worth of the LLP firm be submitted;
- v. Present net worth of all the Partners be submitted;
- vi. ITR of the LLP firm for the assessment year 2025-2026 be provided;
- vii. Payment plan not in order;
- viii. Registered address of the LLP firm be submitted;



- ix. Whether registered address and communication address of the LLP firm is same. If not, a separate communication address be submitted;
- x. Email IDs of all the partners in REP-I Part A are same;
- xi. Title/Sale deed of the land accumulating 39.61875 Acres be submitted;
- xii. Details regarding past projects executed by Architect be submitted;
- xiii. Commercial area details approved in Layout Plan not given in Form Rep-I (Part-B);
- xiv. The site be shown on the Development Plan;
- xv. Authority of the person who has signed the application is not clear as his signatures are not authenticated;
- xvi. Bank account number and other details along with the address of the person operating the said amount be clarified in REP-I Part-D;

2. The promoter vide letters dated 22.12.2025 and 24.12.2025 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. Sh. Kushal Aggarwal, one of the partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- v. 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.



- vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity, issued by the Authority. The RC number and 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 on the top-right corner.
- vii. 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.
- viii. Promoter shall submit a copy of the building plans approved in respect of commercial pockets measuring 0.786 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.
- ix. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- x. The payment plan approved in REP-I, having quantum of all other charges to be paid by the allottee till the grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- xi. That any change in the communication address have to be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- xii. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.
- xiii. 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.
- xiv. That as per the revenue sharing between the landowner/licencees (Bansal Realtors Ltd., Rossell Biotech Ltd., SRA Realtech Pvt. Ltd., Tauru Logistics & Warehousing Park Pvt. Ltd., Smt. Kiran W/o Sh. Narender Aggarwal) and the promoter in the collaboration agreement, the land owners will get the following consideration amount;

S.No.	Landowner	Land Area	Amount Payable
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		(in acres)	
1.	Bansal Realtors Ltd	1.58542	₹1,90,25,000/-
2.	Rossell Biotech Ltd	19.0625	₹22,87,50,000/-
3.	Smt. Kiran Aggarwal	0.40833	₹49,00,000/-
4.	SRA Realtech Pvt. Ltd	1.7875	2,14,50,000/-
5.	Tauru Logistics & Warehousing Park Pvt. Ltd	16.775	20,13,00,000/-
Total		39.61875	47,54,25,000/-

The developer shall pay the aforesaid amounts to the respective landowners on or before 31.12.2029. The landowners have expressly conveyed that they have no objection to the said arrangement, including the schedule of payment.

3. The office is directed to get the necessary corrections done in Form REP-I (Part A).
4. **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-ASHIL.

 30.12.2025