



## **HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 03.12.2025.**

### **Item No. 306.03**

**(iv) Promoter: Mahi Buildcon Pvt. Ltd.**

**Project: "TARANG HOMES"- a group housing colony on land measuring 2.36875 acres situated in village Palwal , sector 7, Palwal Haryana.**

**Temp ID: RERA-PKL-1735-2025.**

**Present: Sh. Jyoti Sidana on behalf of the promoter.**

1. This application is for registration of the project namely "Tarang Homes"- a group housing colony on land measuring 2.36875 acres situated in village Palwal, Sector 7, Palwal , Haryana bearing Licence No. 31 of 2025 dated 21.03.2025 which is valid up to 20.03.2030 granted by DTCP in favour of "Mahi Buildcon Pvt. Ltd." .

2. The application was examined and following observations were conveyed to the promoter on 28.11.2025:

- i. The promoter should apply for FAR of the project instead of land area of the project.
- ii. Registration fee is deficit by Rs 238/-
- iii. REP-I part D should reflect the details of 100% collection account.
- iv. Specifications of construction provided in REP-I part H and at page no. 87 are contradictory.
- v. Payment plan is not as per RERA Act and rules
- vi. Copies of LC-IV and Bilateral agreement be submitted.
- vii. Net worth certificates of company and directors be submitted.
- viii. A complete list of apartments along with their carpet area and unit area be submitted.
- ix. Brief note on financial capability of the promoter to develop the project be submitted.

3. The promoter vide reply dated 02.12.2025 has complied with the above observations. 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 unit/Apartment shall be sold. The Promoter is also directed to issue a public notice of minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi 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 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. Sh. Sharad Singhal shall sign and execute sale deeds/conveyance deeds on behalf of the Company.
- vi. 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.
- vii. 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 and the QR code should be affixed on the top right corner.
- viii. 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.
- ix. 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.

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.

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