



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 28.01.2026.

Item No. 311.03

(ii) **Promoter:** GPB Trading LLP.

Project: "PP Galleria" a Commercial Plotted Colony on land measuring 3.425 acres situated in the revenue estate of village Rathdhana, Sector-34, Sonipat, Haryana.

Temp ID: RERA-PKL-1844-2025.

Present: Adv. Tarun Ranga on behalf of promoter..

1. This application is for registration of the project namely; "PP Galleria". License No. 91 of 2025 dated 05/06/2025 valid upto 04/06/2030 has been granted by Town and Country Planning Department, Haryana in favour of GPB Trading LLP.
2. The application was examined and following observations were conveyed to the promoter on 14.01.2026:
 - i. Whether the account mentioned in REP-I (Part D) is 100% or 70%.
 - ii. Payment plan is not in order as it does not specify the quantum of other charges to be paid by the allottees at the time of possession.
 - iii. No authorisation as to who will advertise, market and execute conveyance deed in the project.
 - iv. Non Default CA Certificate not in order.
 - v. CA Certificate certifying REP-I Form not in order.
 - vi. Entry of license in Revenue Record is not submitted.
 - vii. Gmail Address and mobile no of all the partners and the Authorized Signatory mentioned in FORM REP-I PART A is same.
 - viii. Land area of the project in FORM REP-I Part-B, Layout Plan, Standard Design of SCO's, Approval of standard designs of SCO's is mentioned as 3.05 Acres whereas the area specified in licence No. 91 of 2025 is 3.425 Acres. Clarification regarding the same need to be submitted
 - ix. Date of approval of latest layout plan is mentioned as N/A in FORM REP-I Part-C.



- x. ITR of the GPB TRADING LLP for assessment year 2024-2025 and 2025-2026 be submitted.
- xi. ITR of Naresh Kumar of Assessment Year 2023-2024 be submitted.
- xii. Balance Sheet for year 2023-2024 be submitted.
- xiii. Authorisation be submitted for executing the sale /conveyance deed.
- xiv. Fee is deficit by ₹68,294/-.
- xv. Agreement to sell is not as per prescribed Proforma.

3. The promoter vide reply dated 27.01.2026 has complied with all the observations mentioned above.

4. After consideration, 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 size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) 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 the prior permission of the Authority.
- ii. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till 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.
- iii. The promoter shall get prior approval from the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- iv. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- v. 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.
- vi. 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, RC number alongwith validity should be affixed on the top-right corner 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.
- 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.



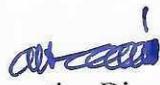
- viii. That any change in the communication address shall be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
- ix. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- x. 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.
- xi. Sh. Saurabh Puri (one of the partners of the firm) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- xii. The Promoter shall submit the corrected copy of license mentioning the land area as 3.05 acres within 30 days from the issuance of this registration certificate.

5. The office is directed to update REP-I Part A and C as per reply dated 27.01.2026. Payment Plan be uploaded online on the web portal.

6. Disposed of. File be consigned to record room after issuance of registration certificate.



True copy

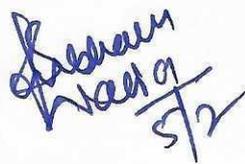

Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.



LA- Shubham

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