



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

(iv) Promoter: GPB Trading LLP.

Project: "PP Galleria 1 " SCO's in commercial site-I (Pocket-A) to be developed over an area measuring 1.20 acres falling in the residential Plotted Colony measuring 214.718 acres situated in Sector-33, 34 and 35 Sonipat, Haryana.

Temp ID: RERA-PKL-1870-2025.

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

1. This application is for registration of the project namely; "PP Galleria 1". License No. 71 of 2009 dated 26.11.2009 and License no. 24 of 2014 dated 11.06.2014 has been granted by Town and Country Planning Department, Haryana in favour of Jindal Reality Pvt. Ltd. The promoter has purchased this commercial plot measuring 1.20 Acres vide Sale Deed dated 23.06.2025. Based on the said deed, the Town & Country Planning Department has approved the Standard Designs of SCO's vide letter dated 03.11.2025.

2. The application was examined and following observations were conveyed to the promoter on 19.01.2026:

- i. Email Id of all the partners is same in REP-1 Part A.
- ii. Non-Default C.A. Certificate is not in order.
- iii. Promoter should submit Balance Sheet of the Company for the year 2023-2024.
- iv. The promoter should also incorporate the quantum of all the charges to be paid by the allottees till the grant of possession in the payment plan.
- v. Clause-10 of Rep-II is not as per RERA Act,2016.
- vi. An affidavit be submitted that there is no LLP agreement except the one submitted with application.



- vii. The information of expenditure incurred till date and expenditure details mentioned at CP/9 are contradictory.
 - viii. The LLP agreement has been amended number of times; therefore, an affidavit be submitted that it will not be amended in future.
 - ix. Authority letter CP/60-61 does not have signature of partners.
 - x. The promoter has submitted ITRs showing loss of Rs 27,500/- during the FY-2020-21 and zero during FY-2021-22. The promoter should clarify as to how will he undertake the development of the said colony.
 - xi. Form Rep-II is not in order since not on Rs. 100/- Stamp Paper. Signatures also varies.
 - xii. Affidavit at CP/230 is not on Rs. 100/- Stamp Paper. Signatures also varies.
 - xiii. No authorisation for execution of conveyance deeds has been submitted.
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. 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.
 - 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. 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.
- vii. 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.
- viii. Sh. Saurabh Puri (one of the partners of the firm) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
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.

STP

Ansham
Kaur
5/2/26

