



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 07.01.2026.

Item No. 309.03

(viii) Promoter: Cleanearth Realtors LLP.

Project: "Clean Earth Enclave" an Affordable Residential Plotted Colony under (DDJAY-2016) on land measuring 25.89375 acres situated in the revenue estate of Village Chattargarh Patti, Sector-24, Sirsa being developed by Cleanearth Realtors LLP.

Temp ID: RERA-PKL-1908-2025.

Present: Adv. Neeraj Puri on behalf of the promoter.

1. This application is for registration of project namely "Clean Earth Enclave" an Affordable Residential Plotted Colony under (DDJAY-2016) on land measuring 25.89375 acres situated in the revenue estate of Village Chattargarh Patti, Sector-24, Sirsa being developed by Cleanearth Realtors LLP bearing License No. 146 of 2025 dated 14.08.2025 valid upto 13.08.2030 which has been granted by Town and Country Planning Department, Haryana to Cleanearth Realtors LLP, Surender Kumar @ Surender Pal, Sh. Rajinder Kumar, Sh. Vijay Kumar, Sh. Rishiram Krishan @ Ram Krishan in collaboration with Cleanearth Realtors LLP.

2. The application was examined and following observations were conveyed to the promoter on 24.12.2025:

- i. The Payment Plan does not include the quantum of all other charges to be paid by the allottee till the grant of possession.
- ii. Net worth certificate of Cleanearth Realtors LLP be submitted.
- iii. Whether entry of the licence made in revenue record or not.
- iv. Details of investment made while forming LLP is not disclosed.
- v. An affidavit that there is no other LLP agreement except which is submitted & no alterations will be made therein in future.



- vi. Net Worth certificate is not in original(CP/139).
- vii. Since the entire consideration of Rs. 3,38,45,625/- has already been paid by the promoter to the land-owner, therefore the promoter should get the licence transferred in his name.

3. The promoter vide replies dated 31.12.2025 and 07.01.2026 has complied with all the above observations. After consideration, the Authority finds 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 obtain prior approval of 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 submit duly approved building plans in respect of commercial pocket measuring 0.52431 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- vi. 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.
- vii. 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.
- viii. That as per the joint undertaking dated 11.12.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.



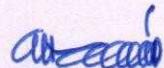
- ix. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended /modified. The promoter shall also not execute any addendum to the collaboration agreement in future.
- x. Promoter shall be responsible for the maintenance and upkeep of services of the project 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.
- xi. 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 form REP-I.
- xii. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- xiii. That as per the collaboration agreement the land owners shall jointly receive a consideration amounting to ₹ 3,38,45,625/- (Three Crore Thirty Eight Lakh Forty Five Thousand Six Hundred Twenty Five Only) from the developer towards the grant of development rights.
- xiv. 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.
- xv. Sh. Tarsem Kumar (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP Firm.

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

Disposed of.

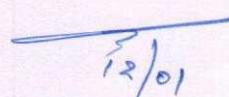


True copy


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


12/01

LA (Dhruv)
A. M.
12/01/26