



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 11.02.2026.

Item No. 313.03

(iv) **Promoter:** Surepass Infra LLP.

Project: "Royal Green County The Select" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 13.75 acres situated in the revenue estate of Village Jakhauli, Sector-70, Tehsil Rai, Sonipat..

Temp ID: RERA-PKL-1916-2025.

Present: Adv. Tarun Ranga on behalf of promoter.

1. This application is for registration of the project namely; "Royal Green County The Select". License No. 199 of 2025 dated 15.10.2025 valid upto 14.10.2030 has been granted by Town and Country Planning Department, Haryana in favour of Surepass Infra LLP.

2. The application was examined and following observations were conveyed to the promoter on 29.01.2026:

- i. As per Supplementary LLP Agreement dated 01.08.2025, five partners have been mentioned, where as in REP-1 Part A, name of only three partners have been mentioned, also as per MCA there are only four partners of the LLP. Promoter should explain the same.
- ii. Authority letter in favour of Sh. Rakesh Kumar Arya & Sh. Tarun Ranga as authorized representative is not signed by all the partners of the LLP. (Page-77)
- iii. Authority letter in favor of Sh. Yashank Wason to sign and execute documents related to HRERA has not been signed Prem Sakhi Realtech LLP. (who is a Partner as per LLP Agreement dated 01.08.2025. (Page-78)
- iv. At page-78, Authority is in favour of Sh. Yashank Wason to sign and execute documents related to HRERA. However, the signatures on the registration application does not match with signatures of Sh. Yashank Wason as attested at CP-78.
- v. ITR of Sh. Varun Kumar Makhija (Partner) has not been submitted for A.Y. 25-26.



- vi. Networth Certificate of Sh. Aryan Maan and Prem Sakhi Realtech LLP have not been submitted.
- vii. List of Professionals/technical persons engaged by the Promoter company to execute the development works along with their experience may be submitted.
- viii. Blank Page has been signed i.e., Page-148.
- ix. The Payment Plan is not in order (taking 40% on completion of levelling) Also, it does not include the quantum of all other charges to be paid by the allottee till the grant of possession.
- x. Rep-II is not submitted on Rs.100 Stamp paper.
- xi. An affidavit be submitted that there is no supplementary LLP agreement except the ones submitted.
- xii. ITR of LLP for the A.Y. 23-24 has not been submitted.
- xiii. Brief note on financial capability of the promoter to develop the project has not been submitted.
- xiv. Net worth Certificate of the LLP be submitted.
- xv. The promoter should submit the details, size, ownership and complete address of the assets owned by the partners of the LLP and the LLP itself duly certified by the Chartered Accountant.
- xvi. Registration fee is deficit by Rs. 13,945/-
- xvii. That the copy of irrevocable agreement executed with the adjoining licensee i.e., South West Bliss (P) Ltd regarding access to the site be submitted.
- xviii. The completion date of adjoining registered project i.e., South West Bliss (P) Ltd is 30.06.2029 whereas in this case the completion date is 31.03.2028. How will the promoter give possession of his plots by 31.03.2028?

3. The promoter vide replies dated 09.02.2026 and 11.02.2026 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:

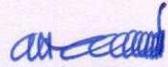
- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 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. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.470 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.



- 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. The promoter shall ensure that the access road to the project is functional from the adjoining licensee i.e, South West Bliss (P) Ltd uptill 30.06.2029 by obtaining a completion certificate and if he defaults in providing access to the proposed site, then the promoter Surepass Infra LLP shall either construct the said portion of the road or indemnify, defend and keep harmless all the allottees.
5. The office is directed to update Part A and C as per reply dated 09.02.2026. 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.

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