



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

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**

- (i) **Promoter:** Girdhar Gopal Builder and Developer LLP.  
**Project:** "Rameshwaram Greens" an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 9.1833 acres situated in the revenue estate of village Budha Khera, Sector-3, Uklana, District Hisar, Haryana

**Temp ID:** RERA-PKL-1893-2025.

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

1. This application is for registration of the project namely "Rameshwaram Greens" an Affordable Residential Plotted Colony (under DDJAY-2016) over an area measuring 9.1833 Acres situated in the revenue estate of village Budha Khera, Sector-3, Uklana, District Hisar, Haryana bearing License No. 228 of 2025 dated 19.11.2025 valid upto 18.11.2030 granted by Town and Country Planning Department, Haryana in favour of Girdhar Gopal Builder and Developer LLP.
2. The application was examined and following observations were conveyed to the promoter on 28.01.2026:
  - i. Whether the account mentioned in REP-I (Part D) is 100% or 70%.
  - ii. CA Certificate certifying REP-I Form is not submitted.
  - iii. Non Default CA Certificate is not in order.
  - iv. Balance Sheet of the LLP for last three years be submitted.
  - v. ITR of Girdhar Gopal Builder and Developer LLP for last three years be submitted.
  - vi. ITR of Mrs. Krishna and Mr. Dushyant Nain (partners in the LLP) for last three years be submitted.
  - vii. Net worth Certificate of all the partners be submitted.



- viii. Net worth Certificate of the LLP Firm be submitted.
  - ix. The MCA Data of the LLP shows that there are two partners in the LLP whereas in the LLP Agreement there are five partners. Clarification regarding the same may be given.
  - x. An affidavit to the effect that there is no LLP Agreement executed other than the one submitted with the project be submitted.
  - xi. Sale deed be submitted.
3. Vide reply dated 09.02.2026 and 11.02.2026, the promoter has complied with all the above observations, therefore, the Authority found the project fit for registration subject to following 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 0.3645 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. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- x. Sh. Kulbir Singh (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the Partnership Firm.

4. File be consigned to record room after issuance of registration certificate. Payment Plan to be updated online in REP I. **Disposed of.**



True copy

*[Signature]*  
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

LA-Shy/LU.  
(on leave)

*[Signature]*  
23/02/26

*[Signature]*  
23/02