



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 25.03.2026.

Item No. 316.03

(v) **Promoter:** Seagull Buildwell Pvt. Ltd

Project: "NRI-Murthal Industrial Township" an Industrial Plotted Colony on land measuring 32.95 acres in addition to license no. 3 of 2019 (measuring 46.181 acres) situated in the revenue estate of Village Bhigan, Tehsil Ganaur, Sonipat

Temp ID: RERA-PKL-1951-2026.

Present: Sh. Jyoti Sidana on behalf of promoter

1. This application is for registration of the project namely; "NRI-Murthal Industrial Township". License No. 119 of 2025 dated 11.07.2025 valid upto 10.07.2030 has been granted by Town and Country Planning Department, Haryana in favour of Seagull Buildwell Pvt. Ltd. This license is in addition to license no. 3 of 2019 (measuring 46.181 acres) already registered with the Authority vide registration no. HRERA-PKL-SNP-138-2019 dated 24.07.2019.

2. The application was examined and following observations were conveyed on 18.03.2026:

- i. Net worth certificate of company at CP 84 be filed in original.
- ii. Changes on layout plan be marked on revised Layout Plan.
- iii. Allotted plots as on date be shown on the revised plan.
- iv. Since present license has been granted in addition to license no. 3 of 2019, which is registered by the Authority vide registration no. HRERA-PKL-SNP-138-2019 dated 24.07.2019, therefore consent of 2/3rd allottees be submitted.
- v. List of plots falling under 220 KV HT line be submitted so that they may be frozen
- vi. Projected cash inflows and out flows be submitted.



- vii. An undertaking be submitted that the 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. Proof of payment of registration fee be submitted.
 - ix. Last 3 years ITRs of Sh. Sanjay Sawhney be submitted.
 - x. Whether 18 mtr bridge has been constructed at site?
 - xi. The proposed site be shown on the last published development plan.
 - xii. Till the construction of bridge over canal, plot nos. 152 to 236 shall remain frozen.
 - xiii. IT returns of MD Jasjit Singh show zero taxes paid in last 3 years.
 - xiv. Architect cannot certify for the construction of Infrastructure/development works.
3. The promoter vide reply dated 24.03.2026 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 duly approved building plans in respect of three commercial pockets measuring 2.6888 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.
 - iv. Promoter shall submit a copy of revised 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 revised 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. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.
 - ix. 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.
 - x. Plot Nos. 152 to 236 shall remain frozen till the construction of bridge over canal and till the time, same are released by DTCP, Haryana and RERA, Panchkula.
5. 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

[Handwritten Signature]
Secretary (Acting),
HRERA, Panchkula

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

[Handwritten Signature]
3/4/26

STP(OT)

LA SHU SHAM

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3/4/26