



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 01.04.2026.

Item No. 317.03

Consideration of the applications received by the Authority for Registration of New Projects.

- (i) **Promoter:** NCR infra Build Well Developers LLP
Project Name: Palm Crest (An Affordable Residential Plotted Colony to be developed on land measuring 8.3083 acres situated in the revenue estate of village Jhajjar & Bid Sunarwala, Sector-21, Jhajjar.
Temp Id: 1982-2026
Present: Adv. Kamaljeet Dahiya on behalf of the promoter.

1. This application is for registration of project namely "Palm Crest" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 8.3083 acres bearing licence no. 257 of 2025 dated 23.12.2025 valid upto 22.12.2030 granted by Town and Country Planning Department, Haryana to Sh. Satender Kumar, Smt. Birmati, Sh. Naveen Singh Dalal, BMSRL Builders, NCR Infra Buildwell Developers LLP, Smt. Roshni in collaboration with NCR Infra Buildwell Developers LLP.

2. The application was examined and following observations were conveyed to the promoter on 19.03.2026.

- i. REP-I (Part-A) is incomplete (Number of Licencees in REP-I and License are not same).
- ii. Layout Plan at CP-325 is not signed by landowners.
- iii. Details of land against which advances have been received at CP-136 has not been submitted.
- iv. A Joint undertaking that the promoter will maintain the colony for a period of 5 years or till the taking over of the colony by the allottees has not been submitted.
- v. Undertaking with regard to the fact that "Both the Promoter and landowner/licencees shall comply with the provisions of section 4(2) (l) (D) of RERA Act, 2016 (as per their shareholding in the Saleable area as agreed to in the



- Collaboration Agreement) which states that 70% of the amount realised from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I" has not been submitted.
- vi. Authorization as to who will advertise market and execute conveyance deed in the project has not been submitted.
 - vii. Latest original net worth certificates of Ms. Raj Bala and Mr. Rajesh Sahrawat has not been submitted.
 - viii. E-mail Ids of Ms. Raj Bala and Mr. Rajesh Sahrawat have not been submitted.
 - ix. The balance sheet is not certified by CA.
 - x. Terms of unsecured loan at CP-136 is not disclosed.
 - xi. Net worth certificate at CP-169 is not in original.
 - xii. Audit report from CP-170-173 is not in original.
 - xiii. All the accounts are not disclosed.
 - xiv. Technical support certificate at CP-198 is not signed by Architect.
 - xv. No statement with regard to the allotment of commercial area to the landowners has been enclosed.

3. The promoter vide reply dated 30.03.2026 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. 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 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.
- v. 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.
- vi. That as per the joint undertaking, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.



- vii. 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.
- viii. 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.
- 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. That both the Promoter and landowner/ licencees shall comply with the provisions of section 4(2)(L)(D) of RERA Act,2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) which states that 70% of the amount realised from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP I.
- xi. Promoter shall submit duly approved Building Plans in respect of commercial area measuring 0.330 acres to the Authority alongwith deficit fees, if any, within 15 days after the approval of the Town and Country Planning Department. Till then, the promoter shall not dispose of any part/ unit of the commercial pocket.
- xii. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter and can be sold by the landowners only:

Name	Type	Plot no.	Area (sq. mtr.)	No. Plots	of	Total Area (sqmt.)
Sh. Satender Kumar	B	3 to 4	133.379	2		266.758
Sh. Naveen Singh Dalal	D	119 to 121	121.254	3		363.762
Sh. Naveen Singh Dalal	Q	18	100.497	1		100.497
Smt. Birmati	Q	122 to 130	100.497	9		904.473
BMSRL Builders	K	58 to 63	123.42	6		740.52
BMSRL Builders	L	83 to 88	124.037	6		744.222
BMSRL Builders	Q	6 to 16	100.497	11		1105.467
Smt. Roshni	F	106 to 107	96.37	2		192.74
Total				40		4418.439

- xiii. 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.
- xiv. The promoter shall ensure that the total amount of unsecured loans are infused/ transferred in the 70% RERA account for the development of the project.



xv. Sh. Rajesh Sahrawat (Authorised Representative/ Signatory of NCR Buildwell Developers LLP firm) 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

Secretary (Acting),
HRERA, Panchkula

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

~~all records~~
3/4/26

STP (OT)

LA HEGNA

Heena
03/04/2026