



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 08.04.2026.

Item No. 318.03

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

- (i) **Promoter:** Nature Earth Kharkhoda LLP
- Project Name:** “Rudra County” an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 12.61875 acres situated in the revenue estate of Village Kharkhauda, Sector 11, Kharkhauda, District Sonipat.
- Temp Id:** RERA-PKL-2004-2026
- Present:** Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; “Rudra County” for which License No. 238 of 2025 dated 01.12.2025 valid upto 30.11.2030 has been granted by Town and Country Planning Department, Haryana in favour of Smt. Babli, Smt. Kavita, Smt. Sunita, Sh. Rajbir, Sh. Satpal, Smt. Birmati in collaboration with Nature Earth Kharkhoda LLP.

2. The application was examined and following observations were conveyed on 25.03.2026:

- i. An affidavit be submitted that there is no other LLP agreement except the ones already submitted.
- ii. Whether entry of license has been made in the revenue record or not.
- iii. ITRs of LLP and of partners for the last 3 years be submitted.
- iv. Balance sheets of the LLP for preceding 3 years be submitted.
- v. Projected cash inflow statements of the project have not been submitted.
- vi. Plots to be allocated to the landowners be marked on the layout plan.
- vii. Whether the account mentioned in REP-I (Part D) is 100% or 70%.



3. The promoter vide replies dated 30.03.2026 and 08.04.2026 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 explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.
 - iii. That the promoter shall not sell any part of the commercial site measuring 0.50475 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot the commercial area to the landowners as per collaboration agreement (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.
 - 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 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. Both the promoter and landowner/licencees shall comply with the provisions of section 4(2)(1)(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 realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in Form REP I.



- x. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter, however can be sold by the Landowners after these plots are physically handed over to the landowners after grant of completion certificate:

Name of Land Owner	Plot Numbers	Total Plots	Total Area in Sq Mt
Babli W/o Ranbir Singh	1,2,62,63,64,65,69,128,150,151	10	1240.08
Kavita W/o Mahabir Singh	5,16,17,18,19,20,70,71,144,145	10	1274.30
Sunita W/o Om Prakash	3,4,148,149,169,170,171,172,173	9	1224.62
Rajbir S/o Shri Bhagwan	93,94,95,146,147,207,208,209,210,211,212,213	12	1598.87
Satpal S/o Karan Singh	32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48,49,50,51,52,53,54,55,56,57,58,59,60,61,66,67,68,72,192	35	3830.64
Birmati W/o Satpal	73,74,75,76,77,78,79,80,81,118,119,120,121,122,123,124,125,193,194,195,196,197,198,199,200,201,202,203,204,205,206	31	3875.11

- xi. That as per joint undertaking cum affidavit dated 17.03.2026, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter should also not execute any addendum to the collaboration agreement subsequently.
- xii. That as per the joint undertaking dated 17.03.2026, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- xiii. 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.
- xiv. Sh. Sidhant Ohlan, authorised representative of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP

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

Secretary (Acting),
HRERA, Panchkula

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

STP

LA (Shubham)

Handwritten signature
16/4/26
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16/04

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