



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-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 08.04.2026.

Item No. 318.03

- (ii) **Promoter:** Demeanor Construction Pvt. Ltd
Project Name: "Ganaur Central" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 5.0625 acres situated in the revenue estate of Village Bai, Ganaur, District Sonipat.
Temp Id: RERA-PKL-1959-2026
Present: Sh. Neeraj Puri on behalf of promoter.

1. This application is for registration of the project namely; "Ganaur Central" for which License No. 128 of 2025 dated 23.07.2025 valid upto 22.07.2030 has been granted by Town and Country Planning Department, Haryana in favour of Sh. Rajbir, Sh. Amit, Sh. Sanjay, Sh. Ashok, Sh. Shyamroop, Smt. Sarvesh, Sh. Amit, Sh. Mohit, Sh. Banti, Smt. Premwati, Sh. Ramesh, Sh. Yogesh, Smt. Simran, Sh. Tushar, Smt. Madhu in collaboration with Demanor Construction Pvt. Ltd.

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

- i. ITRs of the promoter company for 2023-24 be submitted.
- ii. ITRs of Sh. Praveen Kumar Shukla for 2025-26 and of Sh. Gorav for the year 2023-24 and 24-25 be submitted
- iii. As per clause 12 of the collaboration agreement, the landowners shall be entitled to 40% of the developed built-up area and 60% relates to the developer. Understanding between the landowners and promoter by way of joint undertaking be submitted.



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- iv. Whether the entire payment as per clause no. 11 of the collaboration agreement has been made to the landowners. It should be clarified by way of a joint undertaking cum affidavit.
- v. A joint undertaking be submitted that the promoter and licencees should be jointly and severally liable under the provisions of RERA Act 2016.
- vi. A joint undertaking be submitted that no terms of the collaboration agreement and GPA shall be altered/modified without the prior permission of RERA Panchkula/ DTCP Haryana.
- 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. Projected cash inflow statements of the project have not been submitted.
- ix. Balance Sheet of the company for last 2 years duly certified by C.A. be submitted.
- x. Ownership documents of the proposed project have not been submitted.
- xi. Net worth of Directors is not based on valuation.

3. The promoter vide reply dated 07.04.2026 has complied with all the observations mentioned above.

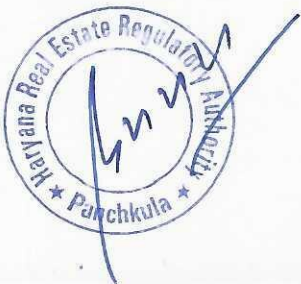
4. After consideration, the Authority found the project fit for registration subject to the following special conditions:

- 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 mentioned in the payment plan, shall be payable by the allottees.
- iii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.109 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 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)(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 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 Landowner:

Owner	Category	Plot no	Plot area	No of plots	Total plot area
Rajbir	A	1 to 9	120.624	9	1085.616
Amit- Mohit-Banti	A	10	120.624	1	120.624
	B	11 to 13	112.439	3	337.317
Shyamroop	B	14 to 18	112.439	5	562.195
Smt.Sarvesh, Shyamroop	B	19	112.439	1	112.439
Amit-Sanjay-Ashok	C	20 to 21	134.114	2	268.228
	B	22 to 28	112.439	7	787.073
Smt Premvati, Sh.Yogesh	B	29	112.439	1	112.439
Sh. Ramesh	B	30	112.439	1	112.439
Smt.Simran-Sh. Tushar	B	31 to 33	112.439	3	337.317
Smt.Madhu	B	34	112.439	1	112.439
Total				34	3948.126 Sq. mtrs.



- xi. That as per joint undertaking cum affidavit dated 04.04.2026, 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 04.04.2026, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
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.

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CA (Shekhar)
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