



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 11.03.2026.

Item No. 315.03

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

- (i) **Promoter:** X Ecosystem Solutions LLP
Project: "Green Homes" an Affordable Residential Plotted Colony under (Deen Dayal Jan Awas Yojna-2016) on land measuring 10.36875 acres situated in the revenue estate of Village Patti Kaisth Seth, Sector-34 Kaithal being developed by X Ecosystem Solutions LLP
Temp ID: RERA-PKL-1966-2026.
Present: Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of project namely "Green Homes" an Affordable Residential Plotted Colony (under Deen Dayal Jan Awas Yojna-2016) on land measuring 10.36875 acres situated in the revenue estate of Village Patti Kaisth Seth, Sector-34, Kaithal being developed by X Ecosystem Solutions LLP bearing License No. 263 of 2025 dated 29.12.2025 valid upto 28.12.2030 which has been granted by Town and Country Planning Department, Haryana to Sh. Gurdeep Singh-Sh. Daljeet Singh s/o Sh. Kulwant Singh, Sh. Harjinder Singh-Sh. Palwinder Singh- Sh. Devinder Singh Ss/o Sh. Sewa Singh, Sh. Balvir Singh-Sh. Sukhdev Singh-Sh. Harbhajan Singh-Sh. Kulwant Singh Ss/o Sh. Teja Singh, Sh. Rashem Singh-Sh. Harjit Singh-Sh. Sachpal Singh Ss/o Sh. Avtaar Singh, Smt. Kuldeep Kaur W/o Sh. Devender Singh, Ms. Manpreet Kaur- Ramandeep Kaur Ds/o Sh. Devinder Singh, Sh. Jecwan Singh S/o Sh. Karam Singh, Sh. Amarjeet Singh-Sh. Bhupinder Singh- Sh. Kulwinder Singh Ss/o Sh. Hardayal Singh in collaboration with X Ecosystem Solutions LLP.



(14)

2. The application was examined and following observations were conveyed to the promoter on 20.02.2026:

- i. Documents at Pg. 99-101 are not legible.
- ii. The promoter does not have the financial capacity to develop the project.
- iii. Whether entry of licence has been made in the revenue record or not.
- iv. Degree of Vishal Arora (Architect) be submitted.
- v. Net worth Certificate of LLP not submitted.
- vi. CA certificate at CP 83 not in original.
- vii. ITR of LLP firm not submitted.
- viii. Plots coming in the share of each landowner be submitted. Status of commercial area coming in the share of landowners be also submitted.
- ix. There are 3 collaboration agreements executed by the promoter. However hard copies of only 2 collaboration agreements are submitted.
- x. No Authority to file RERA registration.
- xi. REP II is not on Rs. 100/- Stamp paper.
- xii. Ownership documents relating to the licenced land.
- xiii. Gist of collaboration Agreement shows the licenced area as 11.87 acres whereas the licenced area is 10.37 Acres.

3. The promoter vide replies dated 09.03.2026 and 11.03.2026 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 submit duly approved building plans in respect of commercial pocket measuring 0.2373 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Promoter shall also allot commercial plotted area as per the collaboration agreement to the landowners before disposing of any part of commercial site.



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- 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. That as per the joint undertakings, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- viii. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter should not execute any addendum to the collaboration agreement in future.
- ix. 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.
- x. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- xi. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter:-

Name of Land Owner	Plot Number/ Number of Plots	Area of Each Plot (in Sqm.)	Total Area (In Sqm)
1. Gurdeep Singh	96(1) Type-D	148.949	148.949
2. Daljeet Singh	97 & 113(2) Type-D	148.949	297.897
3. Harjinder Singh	98 & 114(2) Type-D	148.949	297.897
4. Palwinder Singh	99 & 115(2) Type-D	148.949	297.897
5. Devinder Singh	100 & 116(2) Type-D	148.949	297.897
6. Balvir Singh	101 & 117(2) Type-D	148.949	297.897
7. Sukhdev Singh	102 & 118(2) Type-D	148.949	297.897
8. Harbhajan Singh	103 & 119(2) Type-D	148.949	297.897
9. Kulwant Singh	104 & 120(2) Type-D	148.949	297.897
10. Amarjeet Singh	105 & 121(2) Type-D	148.949	297.897
11. Bhupinder Singh	106 & 122(2) Type-D	148.949	297.897
12. Kulwinder Singh	107(1) Type-D	148.949	148.949
13. Resham Singh	108(1) Type-D	148.949	148.949
14. Harjit Singh (through GPA of Simaranjeet Kaur)	109(1) Type-D	148.949	148.949
15. Sachpal Singh	110(1) Type-D	148.949	148.949
16. Kuldeep Kaur	111(1) Type-D	148.949	148.949
17. Manpreet Kaur	112(1) Type-D	148.949	148.949
18. Ramandeep Kaur	123(1)Type-D	74.396	74.396
		Total in SqM	4096.009



Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm.)
1. Harjinder Singh 2. Palwinder Singh 3. Devinder Singh	M	145	62.64	1	62.64

Name of Land Owner	Plot Type	Plot Number	Area of Each Plot (in Sqm.)	Total Plots	Total Area (In Sqm.)
Jiwan Singh	C	6 to 11	145.976	6	875.856

- xii. 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.
- xiii. Sh. Navketan Goyal (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP Firm.

4. File be consigned to record room after issuance of registration certificate. **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.

Handwritten signature
20/3/26
STP

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20/03

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20/03/26

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