



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

(vi) **Promoter:** Sanchit Garg and Ankur Garg.

Project: RASA ENCLAVE (An industrial Plotted Colony to be developed on land measuring 44.956 acres situated in the revenue estate of village Dhatir and Allika, Palwal)

Temp ID: RERA-PKL-1967-2026.

Present: Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of project namely "RASA ENCLAVE" an Industrial Plotted Colony to be developed on land measuring 44.956 acres bearing license no. 16 of 2026 dated 22.01.2026 valid upto 21.01.2031 granted by Town and Country Planning Department, Haryana to Sanchit Garg and Ankur Garg.

2. The application was examined and following observations were conveyed to the promoter on 03.03.2026.

- i. Whether the entry of licence has been made in revenue records or not.
- ii. CA certificate is not in order as it is not the independent certification from the CA.
- iii. Latest net asset details of the year 2026 of Mr. Ankur Garg needs to be submitted.
- iv. A Joint undertaking be submitted that the promoter will maintain the colony for a period of 5 years or till the taking over of the colony by the allottees.
- v. Cash flow statement signed by CA needs to be submitted.
- vi. Registration Fees is deficit by ₹19,987/-
- vii. No authorization as to who will advertise, market and execute conveyance deed in the project.
- viii. REP-I (Part-A) is incomplete.
- ix. Payment Plan is not in order.



(43)

- x. Technical Assistance Certificate given by the Architect does not mention the licence no. and the project details and is also not in original.
- xi. The location of the colony be shown on the latest development plan of Palwal.

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 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. 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.
- vii. 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.
- viii. Promoter shall submit duly approved Building Plans in respect of commercial area measuring 0.862 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.



- ix. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the promoters. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- x. Sh. Sanchit Garg and Sh. Ankur Garg, both will be liable severally and jointly to develop the industrial colony in accordance with the provisions of the license issued by the Director, Town and Country Planning, Haryana.
- xi. Sh. Sanchit Garg and Sh. Ankur Garg, both will be liable severally and jointly for delivery of the sold units (Industrial/Residential) to the prospective buyers.
- xii. Sh. Sanchit Garg and Sh. Ankur Garg, both shall sign and execute sale deeds/conveyance deeds.
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.

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