



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 22.04.2026.

Item No. 319.03

- (iv) **Promoter:** Benisons Homes LLP
- Project Name:** "Nugraj Industrial Park" an Industrial Plotted Colony on land measuring 10.8625 acres situated in the revenue estate of Village Jharoth and Jharothi, Tehsil Kharkhauda, District Sonapat.
- Temp Id:** RERA-PKL-1999-2026.
- Present:** Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the real estate project namely; "Nugraj Industrial Park" for which License No. 207 of 2025 dated 16.10.2025 valid upto 15.10.2030 for an area measuring 10.8625 acres has been granted in favour of Benisons Homes LLP and Sh. Diwaker Prakashanand Jain in collaboration with Benisons Homes LLP by DTCP, Haryana.
2. The application was examined and following observations were conveyed on 07.04.2026:

- i. Authority in favour of one of the partners of LLP to execute sale deeds/conveyance deeds be submitted.
- ii. The Payment Plan at page 84 is not in order and also does not include the quantum of all other charges to be paid by the allottee till the grant of possession.
- iii. As per clause 4.1 of the collaboration agreement, net revenue has to be shared between land owner and developer. However, as per clause 4.5, 1600 sq yards per acre has to be allotted to the landowner. It needs to be clarified what exactly is the consideration model between the landowners and the developer.
- iv. GPA doesnot have the clauses reflecting powers to the developer to develop, market and execute conveyance deeds with the prospective allottees.
- v. Balance sheets of the LLP for the year 2023 and 2024 be submitted.



- vi. ITRs of LLP and of partners for 2024 and 2025 be submitted.
- vii. Projected cash inflow statements of the project have not been submitted.
- viii. Plots to be allocated to the landowners be marked on the layout plan.
- ix. Whether the account mentioned in REP-I (Part D) is 100% or 70%.
- x. REP-II clause 1 is not in order.
- xi. LLP agreement at pages 39 to 46 is not legible.
- xii. Appointment letter of Architect/Engineer to execute the project till its completion be submitted.
- xiii. Net worth certificate of partners does not have complete details and is also not supported by valuation certificate.
- xiv. Pages 97 to 113 are not legible.

3. An opportunity of hearing was granted to the promoter today. Though the representative of the company appeared however did not file any reply to the observations conveyed and pleaded for granting some more time to file reply as stated in their request dated 21.04.2026.

4. Since the application for registration was received on 24.03.2026 and 30 days will expire on 23.04.2026 therefore, the present application is hereby rejected under Section 5 (1) (b) of the RERD Act, 2016 with the liberty to file a fresh application. The registration fee deposited by the promoter will be adjusted in the fresh application after deduction of 5% processing charges. Since the project has not been registered therefore, the promoter is directed not to advertise, book and sell any plot in the project.

5. 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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