



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 29.04.2026.

Item No. 320.03

- (v) **Promoter:** Ruhil Developers Private Limited.
Project Name: RDPL White Villas (an Affordable Residential Plotted Colony under DDJAY-2016 to be developed on land measuring 7.61875 acres situated in the revenue estate of village Kherka, Musalman, Sector-36, Bahadurgarh, District Jhajjar.
Temp Id: RERA-PKL-1869-2025.
Present: Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of the real estate project namely "RDPL White Villas" (an Affordable Residential Plotted Colony under DDJAY-2016) to be developed on land measuring 7.61875 acres (5.04375 acres bearing licence no. 39 of 2024 dated 12.03.2024 valid upto 11.03.2029 and 2.575 acres bearing licence no. 125 of 2025 dated 21.07.2025 valid upto 20.07.2030) granted by Town and Country Planning Department, Haryana to Ruhil Developers Private Limited.

2. The application was examined and following observations were conveyed to the promoter on 17.04.2026:

- i. Whether the entry of license has been made in revenue records or not.
- ii. Cash flow statement signed by the Authorised Signatory needs to be submitted.
- iii. E-mail Id's and contact details of Sudeep Ruhil and Sarika Ruhil needs to be submitted.
- iv. ITR's of Sudeep Ruhil and Sarika Ruhil needs to be submitted.
- v. Original Non default Certificate from CA needs to be submitted.
- vi. Payment Plan of villas and plots as per CP-66 and 67 is not in order.
- vii. Clear Authority as to who shall sign the conveyance deeds has not been submitted.



- viii. A Joint undertaking be submitted that the promoter will maintain the colony for a period of five years or till the taking over of the colony by the allottees.
- ix. Clarification with regard to the short term loans and advances and advances from customers as per CP-310 needs to be submitted.
- x. Degree of Architect needs to be submitted.
- xi. CA certificate as per CP-70 is not in order as it is not the independent certification from the CA.
- xii. Registration relates to:
 - a) Licence no 39 of 2024 dated 12.3.24 and
 - b) Licence no 125 of 2025 dated 21.7.25.
 Since the licences are of the year 2024 and 2025 we may take an affidavit from the promoter that this licensed land has not yet been advertised, booked, sold as on date.
- xiii. The promoter alongwith the registration of a plotted colony has applied for registration of 30 villas. The promoter should apply for registration of a plotted colony separately and for villas separately.
- xiv. REP II – Sr. no 1 is not correct. In Para 1 only one licence number is mentioned instead of two.
- xv. Whether the account number mentioned in REP-I (Part D) is 100% collection account. If yes, then an uptodate statement duly signed by the bank be submitted.

3. The promoter vide replies dated 28.04.2026 and 29.04.2026 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 0.2910 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. Sh. Sudeep Rohil (Director of M/s Ruhil Developers Pvt. Ltd.) shall sign and execute sale deeds/conveyance deeds on behalf of the company.
4. File be consigned to record room after issuance of registration certificate. Bank account details (REP-I Part D) be updated online for 100% Master Account and Payment Plan be updated online in REP I. **Disposed of.**



True copy

[Handwritten Signature]
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]
CA - Meena
Meena
04/05/26

[Handwritten Signature]
4/5/26
STP (on leave).