



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 03.06.2026.

Item No. 323.03

- (viii) **Promoter:** Arttech Residency LLP.
- Project Name:** Maulshree Greens Phase-2 (an Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 24.36875 acres (15.0 acres bearing licence no. 57 of 2019 dated 09.03.2019 valid upto 08.03.2024 (renewed upto 08.03.2027) and additional licence no. 80 of 2026 dated 01.05.2026 valid upto 30.04.2031) granted for an area measuring 9.3675 acres situated in the revenue estate of village Allahpur, Palwal and Patli Khurd, Sector-6, Palwal.
- Temp Id:** RERA-PKL-2058-2026.
- Date of consideration:** 04.06.2026.

1. This application is for registration of real estate project namely "Maulshree Greens Phase-2" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 24.36875 acres (15.0 acres bearing licence no. 57 of 2019 dated 09.03.2019 valid upto 08.03.2024 (renewed upto 08.03.2027) in addition to licence no. 80 of 2026 dated 01.05.2026 valid upto 30.04.2031 granted for an area measuring 9.36875 acres situated in the revenue estate of village Allahpur, Palwal and Patli Khurd, Sector-6, Palwal granted by Town and Country Planning Department, Haryana to Arttech Residency LLP.

2. The application was examined and following observations were conveyed to the promoter on 27.05.2026:-

- Whether the entry of licence has been made in revenue records or not.
- Cash flow statement at CP-117 is not in order.



- iii. E-mail Id's and contact details of Sandeep Gupta and Manish Yadav needs to be submitted.
- iv. Non default Certificate from CA at CP-65 is not in order as it is not the independent certification from CA.
- v. An 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.
- vi. Net worth certificate of Mr. Sandeep Gupta at CP-57 is not in order as it is not based upon valuation certificate and details of loans and advances needs to be submitted.
- vii. Net worth certificate of Arttech Residency LLP at CP-63 is not in order as the details of assets and liabilities have not been submitted.
- viii. Technical Assistance Agreement at CP-67 is not in order as it does not mention the project details and area.
- ix. Latest supplementary deed, if any, needs to be submitted.
- x. No engagement of an chartered Engineer has been enclosed for executing the project.
- xi. Registration relates to Licence no. 57 of 2019 dated 09.03.2019 and since the licence is of the year 2019, an explanation may be taken from the promoter so as to why the promoter has not registered the licensed land till date and whether he has advertised, market, booked, sold or offered for sale any plot, in the licensed land as on date.
- xii. Payment Plan is not in order as more than 10% amount is being sought at the time of booking. The promoter is also seeking 95% of the total cost of the plot within a period of six monhs whereas the promoter has proposed the completion date after five years i.e. 30.04.2031; The promoter has also not disclosed any other charges which are required to be taken from the allottee at the time of possession;
- xiii. Copy of transfer of Licence no.57of 2019 to Arttech Residency LLP be submitted;
- xiv. A loan of ₹ 30 crores have been taken by the promoter on the project land- a certificate be obtained from the lenders-i.e. CSL Finance Ltd. and Rajasthan Global Securities (P) Ltd. that they will have no objection to the issuance of NOC to the allottees who have paid the entire amount for the execution of the conveyance deed.

3. The promoter vide replies dated 01.06.2026 and 03.06.2026 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 0.48739 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.
 - 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. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
 - x. Sh. Manish Yadav (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

4. File be consigned to record room after issuance of registration certificate. Payment Plan to be updated online in REP I. **Disposed of.**

This has been approved by the Authority through circulation on 04.06.2026



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.

CA - Neelma
Heena