



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 13.05.2026.

Item No. 322.03

- (xiv) **Promoter:** Vrinda Developers.
- Project Name:** "VRINDA HOMES" An Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 5.03125 acres situated in the revenue estate of Village Basti Bhiwan, Sector-2A, Fatehabad.
- Temp Id:** RERA-PKL-2025-2026.
- Present:** Adv. Tarun Ranga on behalf of the promoter.

1. This application is for registration of the real estate project namely "VRINDA HOMES" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 5.03125 acres situated in the revenue estate of Village Basti Bhiwan, Sector-2A, Fatehabad, Haryana bearing Licence No. 201 of 2025 dated 16.10.2025 valid upto 15.10.2030 granted by Town and Country Planning Department, in favour of Vrinda Developers.

2. The application was examined and following observations were conveyed to the promoter on 09.05.2026:

- i. Whether the account mentioned in Form Rep-I Part-D is 100% or 70 % .
- ii. Entry of licence in revenue record not there in the jamabandi submitted by the promoter.
- iii. Board Resolution as to who will sign and execute the sale deed / conveyance deed not submitted.
- iv. Net Worth Certificate of Vrinda Developers not submitted.
- v. Net Worth Certificate of Deepak Chugh not submitted.
- vi. Cash Flow of the proposed project not submitted.
- vii. ITR of Vrinda Developers for year 2025-2026 not submitted.
- viii. ITR of Sh. Parveen Kumar for assessment year 2023-2024 and 2024-2025 not submitted.



- ix. ITR of Sh. Deepak Chugh, Puneet Singla and Sh. Saransh Rao for last three years not submitted.
 - x. Architect Degree and Engagement Letter not submitted.
 - xi. Board Resolution giving authority to Mr. Ashok Kumar Garg not submitted.
 - xii. Net worth certificates are not in order as mentioned:
 - 1) Sh. Saransh Rao – Apartment number at Sr. No 5 not mentioned. Details of unsecured loans-name-relationship-purpose-Pan No. be provided.
 - 2) Sh. Dhruv Jindal – Net worth not supported with valuation certificate.
 - 3) Sh. Parveen Kumar Narang – Net worth not supported with valuation certificate.
 - 4) Sh. Ashok Kumar Garg – mentioned that report of Valuer (Sh. Satish Kumar Taneja) is enclosed. However, the same is not available in file.
 - xiii. Engagement letter of the Engineer who will supervise the development works upto its completion has not been submitted.
3. Vide reply dated 12.05.2026 and 13.05.2026 the promoter 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 by the Authority, 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 0.1143 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 an part/unit of the commercial pocket.
- v. Promoter shall 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. Sh. Ashok Kumar Garg, one of the partner shall sign and execute sale deeds/conveyance deeds on behalf of the firm.
- x. 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.
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

[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.

[Signature]

18/5/20

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18/5/20