



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

- (xv) **Promoter:** Kushal Kumar and Parveen Kumar Charaipotra.
Project Name: "CP GREENS" an Affordable Residential Plotted Colony under (DDJAY-2016) to be developed on land measuring 7.1479 acres situated in the revenue estate of village Basti Bhiwan, Sector-12, Fatehabad.
Temp Id: RERA-PKL-1970-2026.
Present: Adv Himanshu Kansal and Rajinder Narang.

1. This application is for registration of the real estate project namely "CP GREENS" an Affordable Residential Plotted Colony (DDJAY-2016) to be developed on land measuring 7.1479 acres situated in the revenue estate of village Basti Bhiwan, Sector-12, District Fatehabad, Haryana bearing Licence No. 221 of 2025 dated 13.11.2025 valid upto 12.11.2030 for area measuring 7.1479 Acres has been granted by Town and Country Planning Department, in favour of Sh. Kushal Kumar & Sh. Parveen Kumar Charaipotra.

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

- i. The applicant has applied as an individual whereas there are two licencees (Sh. Parveen Kumar and Kushal Kumar Charaipotra) developing the project and not partners. Clarification regarding same may be given.
- ii. Complete details of promoter and Authorized Signatory in FORM REP-I PART-A not given. (Sr. No 2,3,4 missing)
- iii. Land Utilization table given in FORM REP-I PART-C is not in order.
- iv. FORM REP-I PART-C point 7 clause iv mentions that there is 1 tower in the project where as it is a Affordable Residential Plotted Colony. Clarification regarding same may be given.



- v. Balance sheet of last three year not given.
- vi. Copy of Sale deed of the licenced land not given.
- vii. Payment Plan is not in order.
- viii. Joint undertaking be submitted by the promoter and all the land owners stating that 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.
- ix. The total of land utilization table at Pg. 7 is incorrect.
- x. Non Default Certificate (Pg. 75) and CA Certificate Certifying Form REP-I (A to H) (Pg. 76) is not in order.
- xi. Letter of engagement of Architect/Civil Engineer be submitted mentioning that they will be responsible for the execution of services at site till its completion.
- xii. A joint undertaking be submitted relating to the division of plots. If both the licencees are executing the conveyance deed then why is there a division of plots.
- xiii. A joint undertaking that both the land owner/licencees shall deposit the sale proceeds in the 100% collection account.
- xiv. A bank certificate mentioning all the 3 bank accounts i.e. 100%, 70% and 30% alongwith the licence number and area of the project.
- xv. Legible copy of approved Zoning Plan and standard design of commercial area be 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 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 0.1441 Acres to the Authority along with deficit fee, if any,

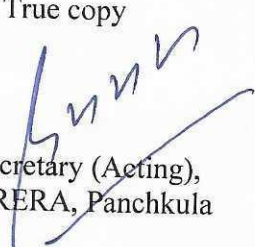


within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of an part/unit of the commercial pocket.

- v. Promoter shall 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. Both the Promoters 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. Kushal Kumar & Sh. Parveen Kumar Charaipotra shall jointly sign and execute sale deeds/conveyance deeds.
 - x. Sh. Kushal Kumar & Sh. Parveen Kumar Charaipotra, both will be jointly and severally liable to develop the industrial colony in accordance with the provisions of the license issued by the Director, Town and Country Planning, Haryana.
 - xi. 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
4. File be consigned to record room after issuance of registration certificate. Payment Plan, details of Promoter and Authorized Representative in FORM REP-I PART-A, Land Utilization table and clause (iv) of point 7 of PART-C of Form A to H 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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STP (away) Shally
18/05/26

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