



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.06.2026.

Item No. 323.03

- (iv) **Promoter:** Ruhil Developers Private Limited.
- Project Name:** "RDPL White Villas" comprising 30 plots no.s Type-B-12 to B-31 and Type- E-43 to 52 admeasuring 4318.00 sqmts. (having FAR of 6477 sq. mts.) forming part of an Affordable Residential Plotted Colony under DDJAY-2016 over an area 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) situated in the revenue estate of village Kherka, Musalman, Sector-36, Bahadurgarh, District Jhajjar..
- Temp Id:** RERA-PKL-2071-2026.
- Present:** Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the real estate project namely "RDPL White Villas" comprising 30 plots no.s Type-B-12 to B-31 and Type- E-43 to 52 admeasuring 4318.00 sqmts. (having FAR of 6477 sq. mts.) forming part of an Affordable Residential Plotted Colony under DDJAY-2016 over an area 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 12.06.2026:-

- Whether the entry of licence has been made in revenue records or not.
- Contact details of Sudeep Ruhil and Sarika Ruhil needs to be submitted.



- iii. The promoter in Form-REP-I Part-G has mentioned that they have not launched any project in the past 5 years whereas that they had launched a project namely- RDPL White Villas (Licence no.-39 of 2024 dated 12.03.2024 and Licence no-125 of 2025, Sector-36, Bahadurgarh ,Jhajjar). Clarification with regard to same needs to be submitted.
- iv. ITR's of Sudeep Ruhil and Sarika Ruhil needs to be submitted.
- v. Clear Authority as to who shall sign the conveyance deeds has not been submitted.
- vi. 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.
- vii. Degree of Architect needs to be submitted.
- viii. Payment Plan as per CP-66 is not in order as the interest rate to be paid by the allottee is high.
- ix. No default certificate is not in original.
- x. Complete set of Building Plans are not submitted.
- xi. Proposed plots are not marked on approved LOP.
- xii. Consent of neighbour is not submitted.
- xiii. Copy of Service Plan Estimates with 18PPA density is not submitted.
- xiv. Two third written consent of allottees be submitted.

3. The promoter vide reply dated 16.06.2026 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 with density of 18PP.
- iv. 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.



- v. 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.
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]
3/7/26
STP

03/07

LA-Heena

Heena
03/07/26