



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

(vii) **Promoter:** NAVDESH ASSOCIATES LLP.
Project Name: "SECTOR 18 AMBALA BUSINESS PARK" an Industrial Plotted Colony to be developed on land measuring 21.2979 acres (Undetermined area of 0.5412 acres to be excluded) situated in the revenue estate of village Kakru and Sultanpur, Sector-18B, Ambala.

Temp Id: RERA-PKL-2045-2026.

Present: Adv. Tarun Ranga on behalf of the promoter.

1. This application is for registration of real estate project namely "SECTOR 18 AMBALA BUSINESS PARK" an Industrial Plotted Colony to be developed on land measuring 21.2979 acres situated in the revenue estate of village Kakru and Sultanpur, Sector-18B, Ambala bearing licence no. 51 of 2026 dated 17.03.2026 valid upto 16.03.2031 in favour of Navdesh Associates LLP.

2. The application was examined and following observations were conveyed to the promoter on 18.06.2026:

- i. Details of all the 3 bank accounts on the letterhead of the bank mentioning the project name, licence no. and area of the project be submitted.
- ii. No affidavit submitted by the technical expert that they will provide expertise till the completion of the project.
- iii. The applicant should submit the details of the Potentiality of the proposed site as per the provisions of the Urban Areas Act 1975 alongwith the Fee Calculation.
- iv. Net worth certificates are not supported with valuation.
- v. ITR of Sh. Vishnu for the year 2023-24 be submitted.



- vi. Whether entry of licence has been made in the revenue record or not.
 - vii. Non-default certificate issued by the CA is not in order.
 - viii. An area of 0.5412 Acres is shown as undetermined in the approved layout plan; Therefore, the said area will be excluded from registration at this stage;
 - ix. Since the Layout Plan has been revised, an Affidavit be submitted that no plots have been sold by the Promoter as on date;
 - x. Land Utilization Table (REP1 - Part C) shows 3.075 Acres as (any other use) which does not seem to be correct;
 - xi. An undertaking cum Affidavit be submitted mentioning that the entire registration application has been signed by the authorized designated Partner;
2. The promoter vide replies dated 23.06.2026 and 24.06.2026 has removed all the above observations. After consideration, the Authority finds the project fit for registration subject to the following special conditions:-

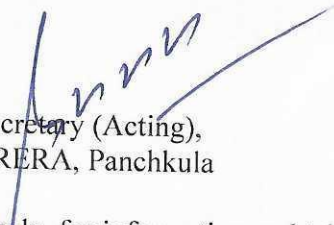
- i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 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 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 documents showing entry of license in the revenue records within 30 days of issuance of registration.
- ix. Sh. Rishabh Gupta (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP 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 and form REP-I to be updated online. **Disposed of.**



True copy


Secretary (Acting),
HREERA, Panchkula

A copy of the above is forwarded to Advisor, HREERA Panchkula, for information and taking further action in the matter.


3/7/26
STP


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