



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 01.07.2026.

Item No. 324.03

- (i) **Promoter:** **HARYANA INDUSTRIAL TOWNSHIP.**
- Project Name:** **“HARYANA INDUSTRIAL TOWNSHIP” an Industrial Plotted Colony to be developed on land measuring 21.593 acres situated in the revenue estate of village Nahauni, Tehsil Mulana, District Ambala.**

Temp Id: **RERA-PKL-2056-2026.**

Present: **Adv. Neeraj Puri on behalf of the promoter.**

1. This application is for registration of real estate project namely **“HARYANA INDUSTRIAL TOWNSHIP”** an Industrial Plotted Colony to be developed on land measuring 21.593 acres situated in the revenue estate of village Nahauni, Tehsil Mulana, District Ambala bearing licence no. 178 of 2025 dated 18.09.2025 valid upto 17.09.2030 in favour of Haryana Industrial Township.

2. The application was examined and following observations were conveyed to the promoter on 22.06.2026:

- i. Appointment letter of the Engineer for the technical expertise till the completion of the project be submitted.
- ii. Projected Cash Inflow Statement be submitted.
- iii. Net worth certificate of Haryana Industrial Township and Sh. Rajiv supported by valuation not submitted.
- iv. Net worth certificate of Sh. Ajay Jindal is not supported by valuation.
- v. Net worth certificate of Sh. Deepak Singla is not supported by valuation and also details of immovable property are not specific.
- vi. Whether entry of licence has been made in the revenue record or not.
- vii. An affidavit from the promoter that no further supplementary partnership deed has been executed from the one submitted in the application.



- viii. Since the proposed colony falls outside the urbanisable area therefore the location be shown on the last approved Development Plan.
- ix. An affidavit be submitted that no plots have been sold by the promoter as on date (since the licence is of Sept. 2025)
- x. An affidavit be submitted that there is no subsequent partnership deed than the one executed on 27.02.24.
- xi. The purpose for which unsecured loans of ₹ 6.92 crores have been obtained may be submitted.

2. The promoter vide replies dated 30.06.2026 and 01.07.2026 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. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 1.06 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.
- 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. Sahil Mittal (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the Partnership 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),
HRERA, Panchkula

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

LA-Dhruv.

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