



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

- (iii) **Promoter:** RCNP Builders & Developers Private Limited.
- Project Name:** "SAI RESIDENCY SECTOR 26 AMBALA CITY" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 5.05 acres situated in the revenue estate of village Sarai Mehadud, Sector-26, Ambala.
- Temp Id:** RERA-PKL-2081-2026.
- Present:** Adv. Neeraj Puri on behalf of the promoter.

1. This application is for registration of real estate project namely "SAI RESIDENCY SECTOR 26 AMBALA CITY" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 5.05 acres situated in the revenue estate of village Sarai Mehadud, Sector-26, Ambala bearing Licence no. 97 of 2026 dated 19.05.2026 valid upto 18.05.2031 in favour of RCNP BUILDERS & DEVELOPERS PRIVATE LIMITED.
2. The application was examined and following observations were conveyed to the promoter on 23.06.2026:

- 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. Net worth certificate of the promoter company not submitted.
- iii. Whether entry of licence has been made in the revenue record or not.
- iv. Cash Inflow statement of the project be submitted.
- v. The promoter has not mentioned the stage of BBA in payment plan.
- vi. CA audit report & certificates are not in original.

3. The promoter vide reply dated 26.06.2026 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. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.200 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.
4. File be consigned to record room after issuance of registration certificate. Payment Plan 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.

CA-Dharm

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