



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

- (iv) **Promoter:** Mrida Seven Element LLP.
- Project Name:** "Sonipat Industrial Township Kharkhoda" an Industrial plotted colony to be developed on land measuring 10.339 acres situated in the revenue estate of Village Jharothi, Tehsil Kharkhauda, District Sonipat.
- Temp Id:** RERA-PKL-2094-2026.
- Present:** Adv. Kamal Dahiya alongwith Adv. Rajesh Garg on behalf of promoter.

1. An application for registration of project cited above has been received from the promoter on 15.06.2026. License No. 78 of 2025 dated 26.05.2025 valid upto 25.05.2030 has been granted by Town and Country Planning Department, Haryana in favour of Mrida Seven Elements LLP. The promoter had earlier approached the Authority vide Temp Id 1771-2025 which was rejected by the Authority on 08.10.2025.

2. The application was examined and following observations were conveyed to the promoter on 26.09.2025:

- i. "A complaint dated has been received from Ms. Manmeet Kaur and Sh. Vishal Kumar on 18.08.2025, wherein they have alleged that you have purchased the land measuring 27 Kanal- 7 Marlas from Manmeet Kaur and 27 Kanal- 3 Marlas from Vishal Kumar and the total sale consideration of said land was fixed as ₹ 7,69,21,875/- and ₹ 3,56,375/- which was payable by the builder to the applicant. You have issued cheques drawn on ICICI Bank Ltd. dated 30.01.2025 to the applicant as sale consideration at the time of issuing the said cheques to the applicant, and gave full assurance that the said cheques would certainly be encashed on presentation of same on due date. The applicants presented the above said cheques through Bankers ICICI Bank Ltd. on due date but all the cheques were received back as unpaid /dishonoured vide memos



dated 31.01.2025 with the remarks - FUNDS INSUFFICIENT & ACCOUNTS CLOSED. The sale deed No. 1818 Dt. 22.07.2024 executed in your favour is null & void and liable to be cancelled as no sale consideration has been passed to the applicant, hence you have no valid and legal title over the above said land. That the applicant intimated the builder about the dishonour of said cheques and requested for payment of amount relating to said cheques but the builder kept on giving false assurances. Comments, if any, be submitted.

- ii. License has been granted in favour of Mrida Seven Elements LLP however, the application for registration has been filed by Marida Seven Element LLP. This needs to be reconciled.
- iii. MCA website as well as LLP agreement enclosed by the promoter reflects two partners i.e., Sh. Rahul Aggarwal and Sh. Vijay Kumar however, in REP I Part A, Sh. Amit Jain has also been shown as a partner. This needs to be reconciled.
- iv. CA Certificate submitted at Page 52 is not in order since it does not reflect any certification.
- v. Plots falling under HT Line needs to be freezed. A list of such plots be provided.
- vi. Payment plan has not been submitted.
- vii. List of Professionals engaged by the Architect firm to execute the development works alongwith their experience may be submitted.
- viii. Whether entry of license has been made in the revenue record or not.
- ix. Net worth certificate of all the directors and company have not been submitted.
- x. Projected cash inflow statements of the project have not been submitted.
- xi. Ownership documents of the proposed project be submitted.
- xii. There are two partners in the company however, their ITRs have not been submitted.
- xiii. A brief note on financial capacity of the promoter to develop the project be submitted."

3. The promoter vide letter dated 30.09.2025 had requested to grant a week's time to submit reply in this matter.

4. Acceding to the request of promoter, the Authority on 01.10.2025 adjourned the matter to 08.10.2025.

5. The promoter submitted reply dated 06.10.2025. As regards observation at Sr. No. 1, the promoter mentioned that both parties will resolve the dispute within 30-45 days besides responding to other observations. Further, Sh. Satish Dahiya appearing on behalf of landowners informed that settlement between landowners and promoter is not possible and that they have filed an FIR against the promoter, a copy of which is being filed in the registry.

6. Since the project land is in dispute, therefore, the application filed by the promoter for registration of project was returned with a liberty to file afresh. The registration fee deposited by the applicant will be adjusted in the fresh application after deduction of 5% processing fee. Since the project is not registered therefore, the promoter was directed not to advertise, book, sell any plot in the project neither shall enter into any expression of interest and the matter was Disposed of.



7. The promoter has applied afresh on 15.06.2026 vide Temp Id-2094-2026 alongwith 5% administrative charge amounting to ₹ 21,100/-.
8. The application was examined and following observations were conveyed to the promoter on 23.06.2026:
- Application form is not finally submitted online.
 - An affidavit be submitted that there is no supplementary partnership deed except the ones already submitted to the Authority.
 - Bank letter showing 3 bank accounts alongwith the license no. and project name be submitted.
 - Net worth certificates should be based on valuation certificates.
 - Cash flow statement submitted vide letter dated 15.06.2026 is not in order.
 - Copy of license mentioning correct licensee name be submitted.
 - Net worth of the LLP is ₹ 95 lakhs, how will the LLP undertake the development of project with this meagre amount?
 - Architect should certify that they will provide the services till the completion of the project.
 - No default certificate from CA as per format of the Authority be submitted.
 - Since license has been granted on 26.05.2025, the promoter should submit by way of an affidavit that no plot has been sold/booked/advertised in the gap period.
9. Vide replies dated 19.06.2026 and 30.06.2026, all the deficiencies mentioned above have been complied with by the promoter.
10. After consideration, the Authority found the project fit for grant of registration subject to the following special conditions: -:
- 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.
 - 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 explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.
 - 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 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.
- 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. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- ix. Sh. Amit Jain, one of the partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
11. Payment Plan be uploaded online on the web portal.
12. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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-Shubham

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