



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Minutes of registration of project considered through circulation on 11.06.2026. Pertaining to the 324th meeting of the Authority which was scheduled to be held on 10.06.2026, but could not take place because the quorum was not complete.

Item No. 324.03

- (iii) **Promoter:** Benisons Homes LLP.
Project Name: "Nugraj Industrial Park" an Industrial Plotted Colony on land measuring 10.8625 acres situated in the revenue estate of Village Jharoth and Jharothi, Tehsil Kharkhauda, District Sonipat.
Temp Id: 2072-2026.
Date of consideration: 11.06.2026. (Through Circulation)

1. This application is for registration of the real estate project namely; "Nugraj Industrial Park" for which License No. 207 of 2025 dated 16.10.2025 valid upto 15.10.2030 has been granted by Town and Country Planning Department, Haryana in favour of Benisons Homes LLP and Sh. Diwaker Prakashanand Jain in collaboration with Benisons Homes LLP.
2. The application was examined and following observations were conveyed on 01.06.2026:

- i. REP-II clause I is still not in order.
- ii. Joint Undertaking allocating plots to the landowner/licencees is not signed by the landowner.
- iii. Nomenclatures of bank accounts is not clear neither license no. and colony to which such accounts relate has also not been mentioned.
- iv. Whether the consideration amounts as mentioned in the sale deed has been fully paid to the seller of land.
- v. Net worth certificates are still not based on valuation certificates.
- vi. ITRs of partners for the year 24-25 and 25-26 not enclosed and of firm for 2024-25 not enclosed.
- vii. Sources of the funds from where Cash will flow into the firm be submitted.
- viii. Net worth certificate CP/199 have loan and advances/unsecured loan.



- ix. Unit in cash flow statement CP/89 are not given.
3. This case was listed for hearing before the Authority on 03.06.2026, however, since quorum was not complete therefore meeting could not be held. In view of the time period of 30 working days mandated in Section 5, the Hon'ble Chairman decided that this file be dealt with through circulation on the next working date i.e., 04.06.2026.
4. Since, the promoter had not submitted any reply therefore, the Authority on 04.06.2026 (through circulation) granted one more opportunity to the promoter and the matter was adjourned to 10.06.2026
5. The promoter has submitted reply dated 04.06.2026, vide which deficiencies mentioned above have been complied by the promoter.
6. This case was listed for hearing before the Authority on 10.06.2026, however, since the requisite quorum was not present therefore meeting could not be held and it was decided that cases pertaining to registration will be taken up by circulation.
7. After consideration, the Authority found the project fit for 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 duly approved building plans in respect of commercial site measuring 0.515 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.
 - Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
 - 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.
 - 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. Both the promoter and landowner/licencees shall comply with the provisions of section 4(2)(l)(D) of RERA Act, 2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in Form REP I.
- x. That following plots coming to the share of landowner/licencee Sh. Diwaker Prakashanand Jain cannot be put to sale by the promoter: -

Plot Number	Area of each plot	No. of plots	Total Area in Sq. Mtrs.
9-14	610.893	6	3665.358
15-26	640.153	12	7681.836
35-37	266.195	3	798.585
Total		21	12145.779

- xi. That as per the joint undertaking dated 02.06.2026, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- xii. 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.
- xiii. Sh. Diwakar Prakashanand Jain, partner of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP
8. Payment Plan be uploaded online on the web portal.
9. **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.

all ready

23/6/26

STP

23/6

Sh. Diwakar Jain
23/6

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