



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 22.07.2026**

**Item No. 326.03**

(ii) **Promoter:** Kalptaru Developers Private Limited.  
**Project Name:** "Kalptaru Residency" an Affordable Residential Plotted Colony (under DDJAY, 2016) on land measuring 5.6736 acres situated in the revenue estate of village Thana Kalan, Sector-7, Khakhauda, District Sonapat.  
**Temp Id:** RERA-PKL-2079-2026.

**Present:** Sh. Akhilesh Attri and Sh. Sagar Gupta, authorized representatives on behalf of the promoter.

1 This application is for registration of the real estate project namely; "Kalptaru Residency" an Affordable Residential Plotted Colony (under DDJAY, 2016) for which License No. 91 of 2026 dated 14.05.2026 valid upto 13.05.2031 for an area measuring 5.6736 acres has been granted in favour of Sh. Randhir Singh, Sh. Rohtash, Sh. Krishan, Sh. Ravinder Singh in collaboration with Kalptaru Developers Private Limited.

2. The application was examined and following observations were conveyed on 13.07.2026:

- i. Date of approval of layout plan has not been mentioned in REP-I Part C.
- ii. No has been mentioned in the column relating to the approval of zoning plan however approved copy of the same is enclosed. (REP-I Part E)
- iii. Potentiality of town under which the proposed project site falls alongwith calculation of registration fee be submitted.
- iv. No default certificate at CP -111 is neither filed in original nor mentions the proposed project details.
- v. Net worth certificate of company has not been submitted.
- vi. Net worth certificate of Sumit Lohchab is not based on valuation.

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- vii. Bank certificate indicating the three account numbers (i.e., 100%, 70% and 30%) should indicate the license no. and area of the plotted colony.
- viii. Payment Plan at CP-118 and 155 should include the quantum of all other charges to be paid by the allottee till the grant of possession
- ix. Brief note on financial and technical capability of the promoter alongwith the complete profile of Architect be submitted.
- x. Appointment letter of Architect/Engineer to execute the project till its completion alongwith complete profile and degrees be submitted.
- xi. Project cash inflow and outflows of the project be submitted.
- xii. A joint undertaking be submitted that the promoter and licencees should be jointly and severally liable under the provisions of RERA Act 2016.
- xiii. Last year's balance sheet of the company be submitted.
- xiv. ITRs of Directors and company for the last year be submitted.
- xv. Gist of collaboration agreement/power of attorney be submitted.
- xvi. Whether consideration amount of Rs 11.67 crores (as per collaboration agreement) has been paid to the landowners. A joint undertaking in this regard be submitted.
- xvii. REP-II Clause I is not in order.

3. On the last date of hearing i.e., 15.07.2026, Sh. Akhilesh appearing on behalf of the promoter requested for a short accommodation to submit the reply to the above deficiencies and the matter was adjourned to 22.07.2026.

4. Now, vide reply dated 17.07.2026 and 22.07.2026, the promoter has complied with the above-mentioned deficiencies.

5. After consideration, the Authority found 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. If there is a change in the account numbers, then a bank statement of the previous account and the new account alongwith a certification from the CA that the entire balance in the previous account has been transferred to the new bank account be submitted. 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% 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 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.



- iii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1076 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.
- iv. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- v. 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.
- vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity as 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. That as per the joint undertaking dated 17.07.2026 submitted by the promoter, total consideration payable to the Landowner(s) under the Collaboration Agreement is Rs. 1,167.18 Lakhs, of which only Rs. 100.00 Lakhs has been paid at the time of execution of the Collaboration Agreement and the balance consideration of Rs. 1,067.18 Lakhs payable shall be paid by the Promoter/Developer to the Landowner(s) in proportion to the physical progress of the Project. This balance payment, shall be paid from the 30% free account.
- x. That following plots are being freezed till the complete payment is made to the landowners. A copy of joint agreement should also be submitted to the Authority after the complete payment has been made to the landowners. The freezed plots shall be released thereafter.

| Plot No       | Area (in Sq. Mtrs.) | No. of plots | Total Area (in sq mtrs) |
|---------------|---------------------|--------------|-------------------------|
| 1             | 92.58               | 1            | 92.64                   |
| 2             | 88.15               | 1            | 88.02                   |
| 3             | 83.52               | 1            | 83.41                   |
| 4-6           | 83.24               | 3            | 249.72                  |
| 7             | 94.66               | 1            | 94.66                   |
| 8             | 82.92               | 1            | 82.92                   |
| 64            | 136.01              | 1            | 136.01                  |
| 65            | 113.12              | 1            | 113.12                  |
| 66, 67 and 72 | 104.40              | 3            | 313.19                  |
| 73            | 149.98              | 1            | 149.95                  |



(34)

|    |              |           |                         |
|----|--------------|-----------|-------------------------|
| 84 | 149.56       | 1         | 149.56                  |
| 85 | 149.14       | 1         | 149.14                  |
| 86 | 146.61       | 1         | 146.61                  |
| 80 | 149.96       | 1         | 149.96                  |
| 81 | 149.96       | 1         | 149.96                  |
| 82 | 149.96       | 1         | 149.96                  |
| 83 | 149.96       | 1         | 149.96                  |
|    | <b>Total</b> | <b>21</b> | <b>2448.79 sq mtrs.</b> |

- xi. That both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- xii. That no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement subsequently.
8. Necessary corrections in Form REP-I as per reply dated 17.07.2026 be made on the web portal. Payment Plan be also uploaded.
9. Disposed of. File be consigned to record room after issuance of registration certificate.



True copy

*[Signature]*  
Secretary (Acting),  
HREERA, Panchkula

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

*[Signature]*  
3/8/26  
STP

*[Signature]*  
3/8/26  
LA-Shubham

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