



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 22.07.2026

Item No. 326.03

- (viii) **Promoter:** New Prabhakar Developers Pvt. Ltd.
- Project Name:** “PRABHAKAR NEW TOWN PHASE 2” An Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 6.59375 acres (in addition to Licence No. 31 of 2022 dated 22.03.2022 for an area measuring 7.86875 acres) situated in the revenue estate of Village Tohana, District Fatehabad.
- Temp Id:** RERA-PKL-2070-2026.
- Present:** No one appeared on behalf of the promoter.

1. This application is for registration of the real estate project namely “PRABHAKAR NEW TOWN PHASE 2” an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 6.59375 acres (in addition to Licence No. 31 of 2022 dated 22.03.2022 for an area measuring 7.86875 acres registered vide registration No 345 of 2022 dated 06.09.2022 situated in the revenue estate of Village Tohana, District Fatehabad for which Licence No. 227 of 2025 dated 17.11.2025 valid up to 16.11.2030 has been granted by Town and Country Planning Department, in favour of New Prabhakar Developers Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 20.07.2026:

- Architect Engagement letter does not contain the Licence No of the project to be developed.
- Upto date QPR of the project bearing registration no. HRERA-PKL-FTB-345-2022 Dated: 06.09.2022 not filed.
- Permission for construction of culvert be submitted.



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- iv. Copy of educational qualification of all the persons mentioned in letter of ARCH POINT CP/234.
 - v. Are there any changes in the earlier Layout Plan of 7.86 Acres for which Registration No 345-2022 dated 06.09.2022 has been granted. If yes, two-third consent of allottees would be required.
 - vi. Account Nos. of earlier registered Project and the proposed Project should not be the same as it is a new registration.
 - vii. Compliance report of the Special Conditions of the earlier registered Project dated 06.09.2022 be submitted.
 - viii. Undetermined area cannot be registered and therefore should be excluded from registration.
 - ix. REP-II Clause 1 is not in order.
 - x. Sunil Jangra's signatures not attested at CP-216.
 - xi. The Promoter has a net worth of 2.16 crores- a clarification be submitted that how will he develop the said colony with this meager amount.
3. Vide reply dated 21.07.2026 the promoter has complied with 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. If there is a change in the account numbers, then a bank statement of the previous account and the new account along with 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 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 revised copy of service plans/estimates measuring 14.4625 Acres to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. Promoter shall submit a revised copy of NOC/Clearance measuring 14.4625 Acres as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.



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- 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.
4. File be consigned to record room after issuance of registration certificate. Payment Plan to be updated online in REP I. **Disposed of.**



True copy

Secretary (Acting),
HREERA, Panchkula

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

LA-Shelly.

Shelly
05/08/26



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