



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 05.08.2026.

Item No. 328.03

- (vi) **Promoter:** CRSD DEVELOPERS.
- Project Name:** "CAPTAIN RANJIT SINGH ENCLAVE" An Industrial Plotted Colony on land measuring 43.85 acres situated in village Dabra, Tehsil & District Hisar, Haryana.
- Temp Id:** RERA-PKL-2125-2026.
- Present:** Sh. Neeraj Puri on behalf of the promoter.

1. This application is for the registration of a real estate project namely "CAPTAIN RANJIT SINGH ENCLAVE" an Industrial Plotted Colony on land measuring 43.85 acres situated in village Dabra, Tehsil & District Hisar, Haryana bearing License No. 72 of 2026 dated 22.04.2026 valid upto 21.04.2031 granted by Town and Country Planning Department, Haryana in favour of Sh. Ranjiv Singh Son-Smt. Shalini W/O Sh. Ajay Kumar Daughter of Sh. Randhir Singh, Smt. Chandra Singh Wife of Sh. Randeep son-Renu Singh W/o Sh. Shakti Singh Daughter of Sh. Devender Singh in Collaboration with CRSD Developers.

2. The application was examined and following observations were conveyed to the promoter on 03.08.2026:

- i. Balance Sheet of last three years not submitted.
- ii. Joint undertaking stating the list of the plots coming to the share of landowner not in order as it does not specify the plots particularly coming to the share of each landowner.
- iii. REP-II Clause I not in order.
- iv. Since there is revision in the existing layout plan two-third consent of allottees be given.
- v. An Affidavit stating that the Promoter has not advertised, marketed, booked, sold or offered for sale any plot in the said Project.
- vi. Is Randeep Singh S/o Davender Singh- one of the Licencees.



(14)

- vii. Date of approval of Building Plans have been mentioned as 16/07/2026- whereas it is a plotted colony.
- viii. Industrial / Residential Plots be differentiated in REP-I (Part C).
- ix. A water channel of 10 K exists at site. A clarification be submitted with regard to the approach of the Proposed Colony from the 16 K wide rasta.

3. In response to the same promoter filed reply dated 04.08.2026. Reply filed along with relevant documents was examined by project branch and the same was found to be in order. Since the promoter has complied with all the above observations, after consideration, 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 by the Authority, having quantum of all other charges to be paid by the allottees 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 duly approved building plans in respect of commercial pocket measuring 1.752 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 an 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 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 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)(I)(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. All proceeds from sale of plots (of both the landowners and the promoter) shall be first deposited in 100% Master Collection Account from which 70 % of the amount shall be transferred to 70 % separate RERA Account on the same business day.
 - x. That as per joint undertaking cum affidavit, 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.
 - xi. That as per the joint undertaking, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules and Regulations made thereunder.
 - 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. Mr. Anil Kumar shall sign and execute sale deeds/conveyance deeds on behalf of the firm.
 - xiv. Plot No. 1 and 2 shall remain freezed till the promoter constructs the culvert and intimates the same to the Authority within a period of 2 months from the date of grant of Registration certificate.
 - xv. That following plots coming to the share of landowners cannot be put to sale by the promoter, however can be sold by the Landowners only:

Sr.No	Plot NO	No of Plots	Area per Plot (Sq.)	Total Area in Sq. Mtrs	Landowners
1	265-272	8	456.3	3650.4	Sh.Ranjiv Singh Smt Shalini
	274-292	19	220	4180	
	364	1	166.26	166.26	
	377-389	13	385.39	5010.07	
	436	1	306.89	306.89	
	487-507	21	304.75	6399.75	
	509-511	3	161.12	483.36	
2	273	1	442.53	442.53	Sh,Randeep Singh Smt. Renu
	301-304	4	220	880	
	310	1	232.76	232.76	
	339-340	2	232.76	465.52	
	369	1	232.76	232.76	
	365	1	217.54	217.54	



	376 & 390	2	329.41	658.82	Singh
	397-405	9	299	2691	
3	293-296	4	371.63	1486.52	Smt. Chandra Singh
	297-300	4	412.92	1651.68	
	370-375	6	327.38	1964.28	
	391-396	6	327.38	1964.28	Sh. Randeep Singh
	411	1	313.55	313.55	
	412-417	6	294.73	1768.38	Smt. Renu Singh
	437-484	48	304.75	14628	
Total		162		49794.35	

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),
HRERA, Panchkula

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

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