



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-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 29.07.2026.

Item No. 327.03

- (v) **Promoter:** GBS Promoters & Developers Private Limited.
- Project Name:** "VEDANTA ENCLAVE" a Town Planning Scheme of Affordable Residential Plotted Colony (under DDJAY - 2016) on land measuring 5.9125 acres situated in the revenue estate of village Dera and Limits of Municipal Committee, Ladwa, Tehsil Ladwa & Distt. Kurukshetra located in the limits of Municipal Committee.
- Temp Id:** RERA-PKL-2102-2026.
- Present:** Adv. Neeraj Puri on behalf of the promoter.

1. This application is for registration of project "VEDANTA ENCLAVE" a Town Planning Scheme of Affordable Residential Plotted Colony (under DDJAY -2016) on land measuring 5.9125 acres situated in the revenue estate of village Dera and Limits of Municipal Committee, Ladwa, Tehsil Ladwa, Distt. Kurukshetra located in the limits of Municipal Committee permission for which permission has been granted by the Urban Local Bodies, Department, Government of Haryana bearing Memo No DULB /CTP/2026/4397 dated 16/06/2026, valid for five years, i.e., upto 15.06.2031 in favour of Sh. Palamjeet Singh S/o Sh. Ujaggar Singh, Smt Sukhbir Kaur W/o Palamjeet Singh, Sh. Priti Pal Singh S/o Rajinder Pal Singh, Sh. Raman Preet Singh S/o Palamjeet Singh.

2. The application was examined and following observations were conveyed to the promoter on 23.07.2026:

- i. ITR of Sh. Varinder Singh for year 2023-2024, 2024-2025 and Sh. Amit Kumar for last three years not submitted.
- ii. CA Certificate certifying Form REP-I Part A to H not in original (CP/210)



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- iii. Net Worth Certificate of company not submitted.
 - iv. The Promoter as per the collaboration agreement dated 18.09.2025 has to pay Rs 88 Lacs/ Acres to the Landowners as consideration for the above said land. The Payment Schedule and the current status of payment duly signed by the Promoter and the Landowners be submitted in the form of a Joint Undertaking
3. The promoter vide reply dated 27.07.2026 and 29.07.2026 has complied with all the deficiencies mentioned above. 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. 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.
 - ii. The payment plan approved 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 duly approved building plans in respect of commercial pocket measuring 0.1333 Acres to the Authority along with deficit fee, if any, within 15 days after the approval by Urban Local Bodies, Haryana. 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 Urban Local Bodies, Haryana.
 - 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)(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. 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. As per the Collaboration Agreement dated 18.09.2025, the Developer shall pay consideration of ₹88,00,000/- per acre for the above said land to the landowners by 30th April, 2027.
- xiii. Plot No. 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95 and 96 shall remain freezed till the promoter pays the balance consideration of ₹1,55,30,000/- to the landowners.

4. **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-Shelly.
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