



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 15.07.2026.

Item No. 325.03

- (x) **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, authorized representative 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) 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:

- Date of approval of layout plan has not been mentioned in REP-I Part C.
- 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)
- Potentiality of town under which the proposed project site falls alongwith calculation of registration fee be submitted.
- No default certificate at CP -111 is neither filed in original nor mentions the proposed project details.
- Net worth certificate of company has not been submitted.
- 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 RERD 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. Today, Sh. Akhilesh appearing on behalf of the promoter requested for a short accommodation to submit the reply to the above deficiencies.
 4. Considering the request of the authorized representative, Adjourned to 22.07.2026.



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.

CA-Shubham
21/7/26

20/7/26
STP

20/07

