



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 24.06.2026.

Item No. 323.03

Continuation of Agenda Item No. 323.03 (iii) through circulation on 09.07.2026.

Minutes of registration of project considered through circulation on 09.07.2026 be attached with 323rd meeting of Authority held on 24.06.2026.

Project Name:

“KSL PLAZA” a Commercial pocket (0.289 acres) (having an FAR of 1128.610 sq mtrs) of an Affordable Residential Plotted Colony under DDJAY 2016 to be developed on land measuring 7.25625 Acres acres situated in the revenue estate of village Dhamalka, Sector-26, Rewari KSL DEVELOPERS PRIVATE LIMITED.

Name of the promoter:

Date of consideration:

09.07.2026.

Temp Id:

2016-2026.

1. This application is for registration of real estate project namely “KSL PLAZA” a Commercial pocket (0.289 acres) (having an FAR of 1128.610 sq mtrs) of an Affordable Residential Plotted Colony under DDJAY 2016 to be developed on land measuring 7.25625 Acres acres situated in the revenue estate of village Dhamalka, Sector-26, Rewari bearing licence no. 75 of 2017 dated 08.09.2017 valid upto 07.09.2022 in favour of KSL Developers Pvt.Ltd.

2. The application was examined and following observations were conveyed to the promoter on 12.06.2026:

- i. In Form REP-I Part-C cost of land mentioned as 0.
- ii. Expenditure to be made in each quarter not submitted.
- iii. In Form REP-I, date of approval of Layout Plan and Building Plan written as N/A
- iv. In Form REP I Part-H specification table is incorrect.
- v. Net worth certificate of the promoter supported by valuation be submitted.



- vi. Board Resolution is not in order as it is not signed by all the directors.
- vii. Since the licence was valid till 07.09.2022, copy of renewal of Licence be submitted.
- viii. A letter from bank stating all the Bank Accounts along with the Area and licence no. of project.
- ix. Payment plan is not in order.
- x. The applicant should submit the details of the Potentiality of the proposed site as per the provisions of the Urban Areas Act, 1975 along with fee calculation.
- xi. Copy of bilateral Agreements not submitted.
- xii. An affidavit be submitted that the promoter shall maintain the colony for 5 years.
- xiii. Engagement letter of Architect and engineer to develop the project be submitted.
- xiv. The earlier registered project vide Registration No. RWR-9-2018 is showing as lapsed. The promoter should submit the status for the same.
- xv. It is also observed that licence is not valid therefore your application can not be considered at this stage. Valid licence is pre-requisite.

3. The promoter vide reply dated 19.06.2026 has removed all the above observations except at Sr. No. viii, ix & xiii.

4. The matter was last considered by the Authority on 24.06.2026, wherein Adv. Gunjan Kumar appeared and requested for some more time to comply with the remaining deficiencies. After consideration, the Authority accepted the request of the promoter and directed him to comply with the above observations latest by 25.06.2026, so that a decision could be taken through circulation. In case, the promoter fails to remove the remaining deficiencies by 25.06.2026, his application for registration shall be rejected in terms of Section-5(2) of RERA Act, 2016 and 5% of the registration fee shall be forfeited as processing charges.

5. It will be disposed of after awaiting the reply from the promoter on 25.06.2026.

6. Now, vide reply dated 25.06.2026, the promoter has removed the observations at Sr. No. viii, ix & xiii by submitting a letter from bank stating all the Bank Accounts along with the Area and licence no. of project, Payment plan and Engagement letter of Architect and Engineer to develop the project. 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 unit 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 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.
- iv. 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.
- v. 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.
- vi. 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.

This has been approved by the Authority through circulation on 09.07.2026.



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.

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