



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 26.08.2026.

Item No. 330.03

- (iv) **Promoter:** KHATUSHYAM CONSTRUCTIONS LLP.
- Project Name:** "RAMYAA" an Industrial Plotted Colony to be developed on land measuring 21.41875 acres situated in the revenue estate of village Goghripur, Tehsil & District Karnal.
- Temp Id:** RERA-PKL-2098-2026.
- Present:** Adv. Tarun Ranga on behalf of the promoter.

1. This application is for registration of real estate project namely "RAMYAA" an Industrial Plotted Colony to be developed on land measuring 21.41875 acres situated in the revenue estate of village Goghripur, Tehsil & District Karnal bearing Licence no. 92 of 2026 dated 14.05.2026 valid upto 13.05.2031 in favour of Khatushyam Constructions LLP.

2. The application was examined and following observations were conveyed to the promoter on 14.08.2026:

- i. In REP I (Part A) fee details are missing.
- ii. Net worth certificate of the partners not based on valuation.
- iii. Net worth certificate of the promoter not submitted.
- iv. List of plots coming under HT line be submitted.
- v. An affidavit from the promoter that no further supplementary partnership deed has been executed from the one submitted in the application.
- vi. Cash Flow statement of the proposed project be submitted.
- vii. Technical consultancy agreement does not have fee to be paid for assistance.
- viii. Degree or registration certificate of key persons of Divine Arch. & planners CP-208 be submitted.
- ix. Company has filed ITR for last three years with zero.
- x. The proposed site be shown on the last approved development plan.

3. The promoter vide reply dated 24.08.2026 has removed all the above observations.

After consideration, the Authority finds the project fit for registration subject to the following special conditions:-



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- 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 a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
 - iv. 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.
 - v. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.6442 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 any part/unit of the commercial pocket.
 - 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. Sh. Rishab Gupta (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP firm.
 - x. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
4. File be consigned to record room after issuance of registration certificate.

Disposed of.



True copy

Secretary (Acting),
HRERA, Panchkula

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

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