



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 26.08.2026.

Item No. 330.03

- (xvi) **Promoter:** Ujala Buildwell LLP.
- Project Name:** "Brandon Park" an Affordable Residential Plotted Colony (under DDJAY, 2016) on land measuring 6.80 acres situated in the revenue estate of village Rathdhana & Bandepur, Sector-26A, Sonipat.
- Temp Id:** RERA-PKL-2153-2026.
- Present:** Sh. Tarun Ranga authorized representative on behalf of the promoter.

1. This application is for registration of the project namely; "Brandon Park". The promoter had earlier applied for registration vide Temp Id 2018-2026. License No. 179 of 2025 dated 18.09.2025 valid upto 17.09.2030 for an area measuring 6.80 acres has been granted in favour of Sh. Virender, Sh. Jitender, Sh. Kanwar Singh, Sh. Satish Kumar, Sh. Shiva, in collaboration with Ujala Buildwell LLP.

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

- i. Potentiality of Town alongwith calculation of registration fee in Part A be submitted.
- ii. Gist of collaboration agreement highlighting important clauses be submitted.
- iii. Copies of LC-IV and Bilateral Agreement executed with DTCP, Haryana be submitted.
- iv. List of plots mortgaged with DTCP Haryana be submitted.
- v. LLP has been incorporated on 06.09.2023, therefore, ITRs of the LLP for the year 2023-24, 2024-25 be submitted.
- vi. Net worth certificates of LLP and partners should be based on valuation certificates.
- vii. REP-II clause 1 is not in order.
- viii. Whether entry of license has been made in the revenue record or not?



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- ix. A joint undertaking be submitted that the landowners and developer shall not modify/alter the collaboration agreements and GPAs except with the prior approval of DTCP, Haryana and RERA Panchkula.
- x. Projected cash inflows and outflows of the project be submitted.
- xi. Bank certificate indicating the three account numbers (i.e., 100%, 70% and 30%) should indicate the license no. and area of the plotted colony.
- xii. Who shall execute the sale deed/conveyance deeds on behalf of the LLP.
- xiii. Clause 15 of the joint undertaking is not in order since the landowners and developer shall exclusively be jointly and severally liable under the provisions of RERD Act.
- xiv. Since the license granted is of Sept, 2025, an affidavit from the promoter is required that he has not advertised, marketed, booked, sold or offered for sale any plot till date.
- xv. Name of licencees not correctly mentioned in REP I (Part B)
- xvi. Authorisation to file for RERA Registration CP/53 is not in order as it shows Sh. Vijay Pal as an executive whereas he is the Director in the company.
- xvii. Registration fee is deficit by Rs. 16,371/-
- xviii. Net worth of the company is one crore, how will the promoter execute the project with this meager amount.
- xix. Undertaking given by promoter at CP-201 is not in order as it mentions that the deponent is the licensee of the land.
- xx. Clause 7, 8 and 9 of the joint undertaking at CP/203 are not in order.
- xxi. The joint undertaking mentions an allocation of 435.85 sq. mtrs. of commercial site to the landowners whereas the collaboration mentions an allocation of 65% saleable area.

3. On 05.08.2026, Sh. Tarun Ranga appearing on behalf of the promoter requested for a short accommodation to submit the reply to the above deficiencies. Considering the request of the authorized representative, matter was adjourned to 12.08.2026.

4. Thereafter, the promoter has submitted reply dated 11.08.2026, vide which deficiencies mentioned above have been complied by the promoter except at serial no ix, xiii, xv, xix, xx and xxi.

5. On the last date of hearing i.e., 12.08.2026, since the deficiencies mentioned above have still not been complied with by the promoter therefore, the application was rejected under Section 5 (1) (b) of the RERD Act, 2016 with the liberty to file a fresh application. The registration fee deposited by the promoter will be adjusted in the fresh application after deduction of 5% processing charges. As the project has not been registered therefore, the promoter is directed not to advertise, book and sell any plot in the said project.



6. The promoter has applied afresh vide Temp Id-2153-2026 (filed on 21.08.2026) alongwith 5% fee amounting to Rs. 15,300/- as processing charges vide which deficiencies mentioned at serial nos. ix, xiii, xv, xix, xx and xxi have been complied by the promoter.

7. Since promoter has complied with all the observations, after consideration, the Authority found 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 in Form REP-I, 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 explicitly mentioned in the payment plan as submitted in the Authority, 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 also 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. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity as 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.
- vi. 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.
- vii. 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.
- viii. That the promoter shall not sell any part of the commercial site measuring 0.1656 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 65% of commercial area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority



3/4

- ix. Both the promoter and landowner/licencee 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 as mentioned in Form REP I.
- x. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter:-

Land Owner	Plot Nos.	Total no. of Plots	Total area (in Sqm)
Shiva	2,6,17,20,31,37,43,62,64,66,77,87,99,102,114,115	16	2064.039
Satish	3,16,24,30,36,56,57,69,71,73,79,81,90,104,113,117	16	2084.3
Kanwar Singh	4,10,13,19,26,32,38,61,68,74,82,88,91,106,112	15	1975.61
Jitender	9,12,21,27,42,58,65,70,72,80,86,89,95,100,105,107	16	2100.22
Virender	1,5,15,25,33,39,60,63,67,75,78,101,103,111,116,121	16	2076.087
		79	10300.256

- xi. That both the landowner/licencee and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- xii. That 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.
- xiii. 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.
- xiv. Sh. Vijay Pal, one of the partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- xv. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.
8. Payment Plan be uploaded on the web portal.
9. **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 STP, HRERA Panchkula, for information and taking further action in the matter.

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Sh. Vijay Pal
7/9/26