



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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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

(iii) **Promoter:** Shehanshah Buildwell LLP.

Project Name: "The Grand Courtyard" a commercial plotted colony on land measuring 3.925 acres situated in the revenue estate of village Nangal Khurd, Sector-84, Sonipat.

Temp Id: RERA-PKL-2112-2026.

Present: Sh. Jyoti Sidana on behalf of promoter.

1. An application for registration of project cited above has been received from the promoter on 13.07.2026. License No. 200 of 2025 dated 15.10.2025 valid upto 14.10.2030 for an area measuring 3.925 acres has been granted in favour of Shehanshah Buildwell LLP.
2. The application was examined and following observations were conveyed on 21.07.2026:
 - i. Letter addressed to Tehsildar is undated.
 - ii. Whether entry of license has been made in the revenue record or not?
 - iii. A bank certificate be submitted by mentioning all three accounts i.e., 100%, 70% and 30%-along with license number and area.
 - iv. Net worth certificate of LLP be submitted.
 - v. Board Resolution in favour of one of the partners of LLP to execute sale deed/conveyance deed be submitted.
 - vi. Copy of bilateral agreement and LC-IV have not been submitted.
 - vii. Details of immovable properties of Anmol Gosain and Ginni Gosain be submitted
3. Vide reply dated 27.07.2026, the deficiencies mentioned above have been complied by the promoter.
4. After consideration, the Authority found the project fit for registration subject to the following special conditions: -



(Y3)

- 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.
- i. 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. 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.
- ix. Sh. Anmol Gosain, one of the partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- x. 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.
5. Payment Plan be uploaded on the web portal.
6. **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-Shypham
Gosain
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STP

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