



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 12.08.2026.

Item No. 329.03

- (i) **Promoter:** Rama Krishna Buildwell Pvt Ltd.
- Project Name:** "Suraksha Enclave" an Affordable Residential plotted colony (under DDJAY Policy, 2016) to be developed over an additional area measuring 7.09375 acres (in addition to license no. 60 of 2017 dated 28.07.2017 granted for 14.68125 acres) situated in the revenue estate of village Barhi & Garhi Kesri, Sector 15, Ganaur, District Sonipat.
- Temp Id:** RERA-PKL-2002-2026.

Present: Sh. Neeraj Puri, and Sh. Himanshu Luthra authorized representatives on behalf of the promoter.

1. An application for registration of project cited above has been received from the promoter on 21.07.2026. License No. 109 of 2024 dated 05.08.2024 valid upto 04.08.2029 for an area measuring 7.09375 acres (in addition to license no. 60 of 2017 granted for 14.68125 acres) has been granted in favour of Mera Baba Real Estate Pvt. Ltd., Rama Krishna Buildwell Pvt. Ltd., Rama Krishna Electro Components Pvt. Ltd., S.K Electronics, Chetan India Enterprises, N.K. Overseas in collaboration with Rama Krishna Buildwell Pvt. Ltd. Licenses no. 60 of 2017 dated 28.07.2017 granted for an area measuring 14.68125 acres has already been registered with the Authority vide registration no 371 of 2017 dated 27.11.2017 valid upto 26.11.2022 for which part completion certificate dated 30.01.2024 has been granted by DTCP Haryana.

2. The application was examined and following observations were conveyed on 28.07.2026:

- Extension of RC No. 371 of 2017 dated 27.11.2017 should be sought till part completion certificate dated 30.01.2024.
- The potentiality of town be submitted.



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- iii. An affidavit be submitted that no plot has been advertised, marketed, sold from the date of grant of license till date.
- iv. Net worth certificate of company be submitted.
- v. QPRs in project RC No. 371 of 2017 dated 27.11.2017 have not been filed up to the date of grant of part completion certificate.
- vi. Registration no. HRERA-PKL-SNP-258-2021 and HRERA-PKL-SNP-259-2021 granted to the promoter have lapsed.
- vii. Whether Service plan estimates of the earlier registered phases have been approved by DTCP, Haryana?
- viii. Two third consent of allottees is required.
- ix. Status of existing projects not mentioned in Part G.
- x. File be page numbered.
- xi. Seal of authorized signatory-while submitting RERA registration is not in order.
- xii. LC-IV and Bilateral Agreement not signed by DTCP, Haryana.
- xiii. CP-139-All pages of joint undertaking should be signed by all the landowners.
- xiv. REP-II clause 1 is not in order.
- xv. ICICI Bank letter at CP-319 doesnot have license no. and area of the licensed land.
- xvi. Area to be registered be marked on the layout plan.

3. On the last date of hearing i.e., 05.08.2026, Sh. Neeraj Puri 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. In response to the deficiencies conveyed, promoter filed reply dated 11.08.2026.

5. 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.



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- iii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.495 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.
- iv. Promoter shall submit a copy of revised service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- v. Promoter shall also submit a copy of revised 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.
- vi. 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.
- vii. That as per the joint undertaking, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- viii. That as per joint undertaking, 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.
- ix. That as per the revenue sharing between the landowner/licencees and the promoter in the collaboration agreement, the landowner licencees will get 30% revenue generated from the sale proceeds of the entire project from the 30% free account.
- x. 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.
- xi. 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.

6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Secretary (Acting),
HREERA, Panchkula

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

LA-Shyham

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[Signature]