



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

- (v) **Promoter:** DEEPTI GUPTA TRADING LLP.
- Project Name:** "AQUA GREEN" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 6.15625 acres situated in the revenue estate of village Hisar, Sector-39, Hisar, Haryana.
- Temp Id:** RERA-PKL-2124-2026.
- Present:** Adv. Tarun Ranga on behalf of promoter.

1. This application is for registration of a real estate project namely "AQUA GREEN" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 6.15625 acres situated in the revenue estate of village Hisar, Sector-39, Hisar, Haryana License no. 32 of 2026 dated 17.02.2026 valid up to 16.02.2031 was granted by Town and Country Planning Department, Haryana in favour of Smt. Sudha W/o Sh. Rajesh, Sh. Sajjan S/o Sh. Hari Ram, Sh. Rajesh Kumar S/o Sh. Sajjan Kumar, Sh. Tushar Gupta S/o Sh. Sajjan Gupta, Sh. Rajender Kumar S/o Sh. Nand Lal in collaboration with Deepti Gupta Trading LLP.

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

- Whether entry of License in the revenue record has been made or not.
- Licence No 32 of 2026 dated 17.02.2026 is valid upto 16.02.2031. However the details are wrongly mentioned in Form REP-I Part-B in point No 5 as Licence 32 of 2026 dated 16.02.2026 valid till 15.02.2031.
- Adhar Card of Sh. Rajesh Singal be submitted.
- Resolution dated 16.07.2026 giving authority to Adv. Tarun Ranga at CP/61 not signed by Adv. Tarun Ranga



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- v. Net worth Certificates of Mr. Laxmi Narain and Mr. Nakul Gupta are not in order as it does not contain the details of the immovable property and are also not supported by the valuation report of Approved Valuer.
- vi. The Net worth of LLP is 1 lakh. Explanation be given as how the promoter is going to develop the project with such meager amount.
- vii. Architect and Engineer Engagement letter does not contain the details of the Licence No.
- viii. REP-II Clause 1 not in order.
- ix. Board Resolution as to who shall execute sale deed conveyance deed not submitted.
- x. ITR of Sh. Nakul Gupta and Sh. Rajesh Singal for last three years not submitted.
- xi. Name of the third partner at CP/2 not mentioned.
- xii. Sale deed not submitted.
- xiii. Cash Flow of the proposed project not submitted.
- xiv. A joint undertaking mentioning:
 - a) That they would jointly and severally be liable under the provisions of RERA Act/Rules.
 - b) No clause of the Collaboration Agreement shall be amended/modified. The Promoter has not to execute any addendum to the collaboration Agreement in future.
 - c) That both the Promoter and Landowner/ Licencees shall comply with the provisions of section 4(2)(L)(D) of the RERA Act, 2016 (as per their shareholding in the Collaboration Agreement) which states that 70 % of the amount realised from allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I
- xv. The Promoter/ Landowner Licencees should submit a joint undertaking mentioning:
 - a) Total consideration to be paid to the landowners;
 - b) amount paid as on date;
 - c) Amount yet to be paid – with due dates;
 - d) Plots reserved (in lieu of the consideration) to be paid to the landowners based on the circle rate of the said use.

3. The matter was listed for hearing on 05.08.2026 wherein Adv. Tarun Ranga appearing on behalf of the promoter submitted that the reply to the above-said deficiencies will be submitted today. The Authority therefore decided to grant one more opportunity and adjourned the matter to today i.e. **12.08.2026**.

4. The replies dated 05.08.2026 and 12.08.2026 were examined and the same were found to be in order. Since the promoter had complied with all the above observations, 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 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 duly approved building plans in respect of commercial pocket measuring 0.124 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.
- v. 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.
- 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. Both the promoter and landowner/licencees shall comply with the provisions of section 4(2)(l)(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. All proceeds from sale of plots (of both the landowners and the promoter) shall be first deposited in 100%



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- Master Collection Account from which 70 % of the amount shall be transferred to 70 % separate RERA Account on the same business day.
- x. That as per joint undertaking cum affidavit, 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.
- xi. 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 and Regulations made thereunder.
- xii. 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.
- xiii. Sh. Nakul Gupta (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the I.I.P.
- xiv. As per Joint Undertaking dated 04.08,2026, the landowners and Promoter has confirmed that the land owners have received their amount of ₹150 Lakh as mentioned in the collaboration agreement and no dues are pending against the land contributed by the landowners towards the project.
5. File be consigned to record room after issuance of registration certificate. Payment Plan to be updated online in REP I. **Disposed of.**



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.

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