



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 16.09.2026.

Item No. 332.03

(iv) **Promoter:** HRM Education LLP

Project Name: "HRM Pratham" an Industrial Plotted Colony on land measuring 21.49375 acres situated in the revenue estate of village Devru & Abdulpur, District Sonipat.

Temp Id: RERA-PKL-2157-2026.

Present: Adv. Tarun Ranga on behalf of promoter.

1. An application for registration of project cited above has been received from the promoter for which License No. 95 of 2026 dated 15.05.2026 valid upto 14.05.2031 for an area measuring 21.49375 acres has been granted in favour of Sh. Rahul, H.P. Mangla & Sons HUF in collaboration with HRM Education LLP.

2. The application was examined and following observations were conveyed on 02.09.2026:

- i. REP-I Part A is incomplete.
- ii. Potentiality of Town and calculation of registration fee be submitted and the proposed site be marked on the last approved development plan of Sonipat.
- iii. UD area if any, be excluded from the registration.
- iv. ITRs of company for the year 2024-25 and 2023-24 be submitted.
- v. Details of immovable assets of LLP and Partners be submitted (duly supported with valuation certificate).
- vi. Joint Undertakings regarding the following be submitted: -
 - a. Consideration to be given to licencees in lieu of development of the said site.
 - b. That the promoter and licencee shall be jointly and severally liable under the provisions of the Act.
 - c. How will the commercial area be allocated to the licencee.
 - d. Compliance of Section 4 (2) (l) (d) of the Act.
- vii. Gist of collaboration agreement and GPA highlighting important clauses be submitted.



- viii. Plots to be allocated to the landowners be marked on the layout plan.
- ix. Agreement for technical assistance does not have signature of Akshyat Gupta (CP 348-349) and amount to be paid is not disclosed.
- x. Sewer and Water connection charges in payment plan could not be levied.
3. The promoter has removed all the deficiencies vide letters dated 08.09.2026 and 16.09.2026 subsequently.
4. After consideration, the Authority found the project fit for registration subject to the following special conditions: -
- 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% 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.
 - 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.
 - Promoter shall get approved the revised service plans/estimates within a period of six months from Town & Country Planning Department and shall submit a complete set of service plans and estimates to the Authority.
 - 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.
 - 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 its validity 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.
 - 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.
 - 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.
 - That the promoter shall not sell any part of the commercial site measuring 0.98831 acres unless the building plans of the said site are approved and deficit fee paid, if any to the Authority. Promoter shall also allot 62% 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



2/3

ix. Both the promoter and landowner 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 as mentioned in Form REP I.

x. That following plot coming to the share of landowners cannot be put to sale by the promoter: -

Land Owners	Plot Nos.	Total no. of Plots	Total area (in Sqm)
Sh. Rahul Mangla	26, 38 to 87	50	26543.14
H.P. Mangla & Sons HUF	1 to 19	19	8685.24
Total		69	35228.38

xi. That both the landowner 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. Hari Parkash Mangla, one of the partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

xv. That plot no. 4 falling under 11 KV HT line shall remain frozen and will only be sold after shifting of HT line by DTCP, Haryana and defreezing by RERA Panchkula.

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 STP, HRERA Panchkula, for information and taking further action in the matter.

LA SHU Khan
Subam
Mali
24/9/24

3/09

3/3