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 30.09.2026.

Item No. 333.03

(iv) **Promoter:** **Kaithal Infra Developers LLP**

Project Name: **"Shree Rudra Homes" an affordable Residential Plotted colony (under DDJAY Policy, 2016) being developed on land measuring 11.99375 acres situated in the Village Narwana,Sector15,Narwana,DistrictJind**

Temp Id: **RERA-PKL-2120-2026.**

Present: **Sh. Neeraj Puri, on behalf of promoter.**

1. An application for registration of project cited above has been received from the promoter for which License No. 135 of 2026 dated 08.07.2026 valid upto 07.07.2031 has been granted for an area measuring 11.99375 acres (under DDJAY Policy, 2016) in favour of Kaithal Infra Developers LLP.

2. The application was examined and following observations were conveyed on 21.09.2026:

i. Registration fee is deficiet by ₹4,689/-.
ii. ITR and Balance Sheet of LLP for 2024-2025 and 2025-2026 is not submitted.
iii. Total obligation of contribution is only ₹1,05,00,000/- which is not sufficient.
iv. ITR of last three years of the partners does not show adequate income to develop the project.
v. Promoter has taken unsecured loan from 12 persons of ₹99,00,000/- in year 2025and ₹6,22,91,011/- in 2026 apart from above ₹10,51,37,750/- from other including PDC.
vi. Loan and advances has taken of ₹2,75,00,000/- in 2025 and ₹59,50,000/- in 2026.
vii. Permission for construction of culvert need to be submitted.

3. Promoter has submitted replies on 28.09.2026 &30.09.2026 subsequently vide which 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:

i. In compliance of Section 4(2)(l)(d) of The Haryana Real Estate (Regulation and Development) Act, 2016 following three bank accounts has been intimated:

Head of Bank Account	Account No.
100% Collection Account	777705126116
70% RERA Account	777705126117
30% Promoter Account	777705126118
Bank Name- ICICI BANK IFSC Code- ICIC0000861 Bank Address- 1068, Professor Colony, Kurukshetra Road, Dhand, Kaithal-136027	

The Promoter is 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 above 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 explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.

iii. Promoter shall get approved the 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.

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 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.

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. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.48 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.

Haryana Real Estate Regulatory Authority ★ Panchkula ★

ix. 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.

x. Sh. Chirag Verma, authorized signatory of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

5. Payment Plan be uploaded on the web portal.

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

Haryana Real Estate Regulatory Authority * PANCHKULA *
2678
Despatche No.
Date 7/10/26

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.

(A-Indy.

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