



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 02.09.2026.

Item No. 331.03

- (i) **Promoter:** CONSONANCE INFRA LLP.
- Project Name:** "ROYAL GREEN WORLD CITY", an Affordable Residential Plotted Colony (under DDJAY-Policy 2016) to be developed over an area measuring 20.8239 acres situated in the revenue estate of Village Dobh, Sector-21 E, Rohtak.
- Temp Id:** RERA-PKL-2128-2026.
- Present:** Adv. Rakesh Kumar (Counsel for the promoter and Sh. Rajan Dubey (Authorised Representative).

1. This application is for registration of real estate project - "ROYAL GREEN WORLD CITY", an Affordable Residential Plotted Colony (under DDJAY-Policy 2016), situated in the revenue estate of Village Dobh, Sector-21 E, Rohtak to be developed over an area measuring 20.8239 acres bearing License No. 102 of 2026 dated 26.05.2026 granted in favour of Consonance Infra LLP valid upto 25.05.2031.
2. The aforesaid application was examined and following observations/deficiencies were conveyed to the promoter on 26.08.2026:
 - i. Networth Certificate of Partner Yashank Wason is based on Estimated Market Value. It should be based on Sale Deed or certified by a registered Valuer.
 - ii. Authorisation at CP-444 is not in original.
 - iii. CP-152-181 relates to Vishuv Projects LLP and Riverwood Projects LLP. How does it relate to this project?
 - iv. Non-default C.A. Certificate at CP/361 is not in order.
 - v. Authority to sign and submit application for registration of this project not submitted.
 - vi. Authority to execute conveyance deeds in favour of allottees not submitted.
 - vii. Payment Plan at CP/400 is not filled.
 - viii. REP-II at CP/403 is not in original.



- ix. The Promoter should submit an affidavit cum undertaking stating that no other supplementary Agreements exists other than those submitted with this application of project registration.
- x. Net-worth of the LLP duly certified by the C.A. be submitted along with valuation from registered valuer.
- xi. Authority in favour of Adv. Tarun Ranga to appear (at CP/444) is not signed by him.
- xii. Engagement letter with Architect to develop the project and to provide technical support upto completion of the project has not been submitted.
- xiii. Brief Note regarding financial capacity and technical capability to develop the project be submitted.
- xiv. Details of unsecured loans of the Partners of the LLP and relationship status with the persons for whom loan has been taken be submitted. PAN of such persons be also submitted. Purpose of taking such loans be also submitted.
- xv. The Promoter should inform the potentiality of the Town as per the provisions of Urban Areas Act 1975 and submit fee calculation.
- xvi. Profile of the Architectural Co. and Engineering Firm be also submitted duly showing experts engaged and projects executed till date.
- xvii. Registration fee is deficit by ₹ 2,39,551 /-.
- xviii. The Colony has approach from a donated rasta. Who will maintain the approach to the Colony after completion.

3. Pursuant to that the promoter filed replies dated 01.09.2026 and 02.09.2026. The said replies were examined by the project branch and informed/reported that the promoter has removed all the above-mentioned deficiencies. Accordingly, considering, the Authority finds 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. 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% account 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 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 0.426 acres to the Authority along with deficit fee, if any,



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- 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 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.
 - 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 and RC number should also 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 should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
 - 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. Vineet Kala or Sh. Rajan Dubey, shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
 - xi. As per affidavit dated 31.08.2026, the Promoter irrevocably undertake and assure that, upon completion of the project and thereafter, the promoter shall ensure that the said approach/access from donated rasta to the Colony remains available, useable and accessible for the allottees, subject to applicable laws and permissions.
4. The office is directed to update online the Payment Plan of the Project as submitted vide reply dated 02.09.2026.
5. File be consigned to record room after issuance of registration certificate. **Disposed of.**



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.

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