



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 14.10.2026.

Item No. 335.03

- (viii) **Promoter:** GYANTECH SERVICES INDIA PRIVATE LIMITED
- Project Name:** "THE MAYFAIR", a Residential Plotted Colony over an area measuring 20.09375 acres falling in the revenue estate of village Dayalpur & Junhera, Sector-114, Faridabad.
- Temp Id:** RERA-PKL-2175-2026.
- Present:** Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of real estate project namely "THE MAYFAIR", a Residential Plotted Colony over an area measuring 20.09375 acres situated in the revenue estate of village Dayalpur & Junhera, Sector-114, Faridabad bearing License No. 170 of 2026 dated 26.08.2026 valid upto 25.08.2031 granted in favour of Gyantech Services India Private Limited.

2. The application was examined and following observations were conveyed to the promoter on 09.10.2026:

- i. Estimated Cost Certificate of the Project duly certified by C.A be submitted.
- ii. Details of all the three Bank Accounts (100%, 70% and 30%) for the Project on bank letter along with license details granted for the proposed project be submitted.
- iii. Balance Sheet of the Company duly certified by C.A. for the year 2025-2026 be submitted.
- iv. Net Worth Certificate of Directors (supported by valuation report based on sale deed or collector rate in case of immovable Property) be submitted.
- v. Payment Plan is not order.
- vi. ITRs of the Company for the A.Y. 23-24 be submitted.
- vii. The Promoter has to submit no objection certificate from financing company that they have no objection in the execution of Sale Deeds/Conveyance Deeds in



(Y3)

- favour of allottees (after 100% consideration of the units is deposited by the allottee in the Master Collection Account).
- viii. Copy of Sectoral Plan duly showing the connectivity of 4K wide rasta to higher order road be submitted.
- ix. C.A. Certificate w.r.t. finances available vis-à-vis cost of project be submitted.
- x. Justification of sanction of Rs. 175 Crore loan against project be submitted.

3. Vide replies dated 13.10.2026 and 14.10.2026 promoter has removed all the deficiencies. After consideration, the Authority found the project fit for registration subject to the following special conditions: -

- i. The promoter has informed that following three bank accounts has been opened in compliance of Section 4(2)(1)(d) of the Real Estate (Regulation and Development) Act, 2016:

Head of Bank Account	Account No.
100% Master Collection Account	777705933839
70% Separate RERA Account	777705933840
30% Project Account (Misc.)	777705933841
Bank Name & Address: ICICI Bank, Charmwood Branch, Faridabad IFSC Code- ICIC0001842	

- None of the above mentioned three accounts shall subsequently be changed by the promoter without the prior permission of the Authority.
- ii. The payment plan approved by the Authority, having quantum of all charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA (Payment Plan is annexed as **Annexure-I**). No other charges, except those explicitly mentioned in this payment plan, 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 submit a complete set of service plans and estimates to the Authority.
- iv. That the promoter shall not sell any part of the commercial site measuring 0.590 acres unless the building plans of the said site are approved and deficit fee paid, if any.
- 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 its validity 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.
- vii. In compliance of section 11(4)(b) of the Real Estate (Regulation and Development) Act, 2016, the promoter shall obtain the completion certificate or the occupation



- certificate, or both, as applicable, from the competent authority or other local laws for the time being in force and to make it available to the allottees individually or to the association of allottees as the case may be.
- viii. 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.
- ix. 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.
- x. That the promoter has taken loan against the project from Vistra ITCL (India) Limited amounting to ₹ 125 Crore. The repayment of the said loan shall be made from the 30% account. The Lending Company will have no objection in the execution of Sale Deeds/Conveyance Deeds in favour of allottees (after 100% consideration of the unit is deposited by the allottee in the Master Collection Account). This condition has to be incorporated by the Promoter in the BBA.
- xi. The Promoter shall submit quarterly statement of accounts (of 70% account related to the project) from the concerned bank duly showing amount utilized from the account vis-à-vis development of the project.
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

[Signature]
Secretary (Acting),
HRERA, Panchkula

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

[Signature]
LA Kakul (on leave)

[Signature]

[Signature]
21/10