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 28.10.2026.

Item No. 336.03

(vi)	**Promoter:**	**Haryana Telecom Limited.**
	Project Name:	**"HTL Estate" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 18.34375 acres situated in the Revenue Estate of Village Kheri Sadh & Garhi Bohar, Sector-27A Rohtak.**
	Temp Id:	**RERA-PKL - 2201 of 2026.**
	Present:	**Sh. Himanshu Batra, Authorized Signatory and Sh. Jyoti Sidana on behalf of the promoter.**

1. This application is for registration of real estate project namely "HTL Estate" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 18.34375 acres situated in the Revenue Estate of Village Kheri Sadh & Garhi Bohar, Sector-27A Rohtak bearing Licence No.180 of 2026 dated 25.09.2026 valid upto 24.09.2031 granted in favour of Haryana Telecom Limited.

2. The application was examined and following observations were conveyed on 27.10.2026:

i. Deficit registration fee of ₹10,895/-. The registration fee charged by the Authority from the promoter is subject to audit and reconciliation. In case of any deficiency noticed at a later stage, the same shall be payable by the promoter.
ii. Details of all the three Bank Accounts for the Project on bank letter along with licence no. granted for the proposed project not submitted.
iii. Non – Default Certificate from CA containing details of License No, project name and details promoter details. It should specifically mention that no loan has been taken against the proposed project land not submitted.
iv. CA Certificate for REP -A to H Form Information not submitted.
v. Draft Payment plan not in order.
vi. Draft of Agreement for sale (BBA) not submitted.

vii. Board resolution is signed by one Director only.

viii. As per MCA data submitted by promoter the paid up capital of company is zero and there are charges on the company. The promoter should explain the charges. Whether the project has been mortgaged or not against the charges?

ix. As per condition xxxiii and xxxiv of license no. 180 of 2026:

Xxxiii. That appeal no. 18 of 2026 is pending before Appellant Authority-Cum-ACSTCP and NCLAT wherein no such order has been issued to restrain the Department to grant license. However, the licence is hereby granted subject to the outcome of any competent judicial /adjudicatory proceedings and subject further to compliance with all statutory requirements and any order that may hereafter be passed by the competent court/tribunal.

xxxiv. That the licencee is hereby restrained not to create any third party right or make any development in the area under litigation shown as freezed on the layout plan in yellow colour.

The license is granted subject to outcome of appeal therefore promoter is directed to submit details and order regarding litigation.

x. List of plots freezed not submitted.

xi. Since the road connecting the project is under litigation and DTCP has restrained not to create any third party right or make any development in the area under litigation shown as freezed on the layout plan. Therefore, promoter should explain whether there is any approach road for entry of allottees in colony.

3. Vide reply dated 28.10.2026, promoter has removed all the deficiencies. After consideration, the Authority found the project fit for registration subject to the following special conditions: -

i. 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% Master Collection Account	50200126077675
70% Separate RERA Account	50200126077702
30% Project Account (Misc.)	50200126059690
Bank Name & Address- HDFC BANK , SCO09, Sector 15 Part II Gurgaon , Haryana IFSC Code- HDFC0001381	

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 shall submit a complete set of service plans and estimates to the Authority.

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iv. 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.

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. 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.

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. That the promoter shall not sell any part of the commercial site measuring 0.37712 acres unless the building plans of the said site are approved and deficit fee paid, if any.

x. The registration fee or any other fee charged by the Authority from the promoter is subject to audit and reconciliation. In case of any deficiency noticed at a later stage, the same shall be payable by the promoter.

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

Haryana Real Estate Regulatory Authority * PANCHKULA *
2967
Despatch No
Date 2/11/26

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.

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02/11/26

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