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

(i)	**Promoter:**	**RICHMINDS DEVELOPERS PRIVATE LIMITED**
	Project Name:	**"GREEN VALLEY" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 8.7402 acres situated in the Revenue Estate of Village Assandh, Sector-10, Assandh, District Karnal.**
	Temp Id:	**RERA-PKL-2187-2026.**
	Present:	**Adv. Neeraj Puri on behalf of the promoter.**

1. This application is for registration of real estate project namely "GREEN VALLEY" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 8.7402 acres situated in the Revenue Estate of Village Assandh, Sector-10, Assandh, District Karnal bearing Licence No.96 of 2026 dated 18.05.2026 valid upto 17.05.2031 granted in favour of Richminds Developers Private Limited.

2. The application was examined and following observations were conveyed on 13.10.2026:

i. Payment plan is not in order.
ii. List of plots affected due to non-construction of culvert be submitted.
iii. ITR of the promoter for the last 3 years be submitted.
iv. The Promoter has a net worth of ₹ 97.50 lakhs only. An explanation be submitted that how is he going to develop the project with such amount.

3. Vide reply dated 23.10.2026 promoter has removed all the deficiencies. After consideration, the Authority found the project fit for registration subject to the following special conditions: -

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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	259050001010
70% Separate RERA Account	259050001011
30% Project Account (Misc.)	259050001012
Bank Name & Address- INDUSIND Bank Ground Floor SCO 11 District Shopping Centre Jind Haryana-126102 IFSC Code- INDB0001823	

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.

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 0.1973 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.

xi. That following plots falling under the 11 KV and 33 KV HT Lines shall not be sold by the promoter unless defreezed by the DTCP and RERA Panchkula :-

Haryana Real Estate Regulatory Authority Panchkula

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Category	Plot No	Area of Plots (Sq. Mtr)	Total No of Plots	Total Area of Plots (Sq. Mtr)
C	21 to 16	127.28	6	763.68
C	40 to 51	127.28	12	1527.36
C	55 to 79	127.28	25	3182.00
D	89 to 92	130.53	4	522.12
H	110 to 113	150.00	4	600.00
F	114 to 118	141.18	5	705.90
F1	119	139.48	1	139.48
F	140 to 142	141.18	3	423.54
I	143 to 144	124.45	2	248.90
K	128 to 135	141.18	8	1129.44
K1	136	139.48	1	139.48
G	120 to 126	135.51	7	948.57
G1	127	132.49	1	132.49
Total			**79**	**10462.96**

xii. The promoter shall construct the culverts within a period of three months and inform to the Authority. Till then following plots shall remain freezed in lieu of security:-

Sr. No.	Plot No.	No of Plots	Area (In Sq.mtr)	Total Area (Sq. Mtr)
1	128 to 135	8	141.18	1129.44
2	136	1	139.48	139.48
3	120 to 126	7	135.51	948.57
4	127	1	132.49	132.49
Total		**17**		**2349.98**

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

Haryana Real Estate Regulatory Authority
Despatch No 2962
Date 2/11/26
PANCHKULA

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 DHRUV

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