



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 07.10.2026.

Item No. 334.03

- (vii) **Promoter:** RPS RUDROM INFRA LLP
- Project Name:** "GRAND OAK BY RPS RUDROM" an Affordable Group Housing Colony on land measuring 4.1625 acres situated in the revenue estate of village Palwal, Sector-8, Palwal, Haryana.
- Temp Id:** RERA-PKL-2127-2026.
- Present:** Sh. Rajesh Kushwaha on behalf of the Promoter.

1. This application is for registration of real estate project namely "GRAND OAK BY RPS RUDROM" an Affordable Group Housing Colony on land measuring 4.1625 acres situated in the revenue estate of village Palwal, Sector-8, Palwal, Haryana bearing License No. 23 of 2026 dated 06.02.2026 valid upto 05.02.2031 granted by Town and Country Planning Department, Haryana in favour of RPS RUDROM INFRA LLP.

2. The application was examined and following observations were conveyed to the promoter on 29.09.2026:

"Your application for grant of registration of the above captioned project has been examined and it has been observed that you have not submitted approved building plans of the project, in the absence application could not be scrutinized

Therefore, the application is liable to be rejected on account of non-submission of approved building plans. However before rejection an opportunity of hearing is granted to you which is fixed for 30.09.2026. "

3. On 30.09.2026, Sh. Rajesh Kushwaha appeared on behalf of the promoter and submitted the approved building plans of the project. The Authority, after consideration,



directed the office to examine the case and convey the deficiencies, if any, for compliance by the promoter and adjourned the matter to 07.10.2026.

4. Vide letter dated 05.10.2026 following deficiencies were conveyed to the promoter:
- Date of competition in Form REP-I Part-C is 05.02.2031 and in REP-II is 31.01.2031 which is not same.
 - Valid Architect Incorporation Certificate not submitted.
 - Whether entry of Licence in the revenue record has been made or not?
 - Net worth Certificate of the LLP not submitted.
 - Net Worth Certificate Sh. Kapil Kumar S/o Of Sh. Chander Bhan not supported by valuation report of approved valuer.
 - Bank letter mentioning the details of all the RERA Bank account for the above mentioned project does not contain the project details and licence no.
 - Complete Payment Plan is not in order.
 - ITR of the Partners for last three years not submitted.
 - Engineer degree and incorporation certificate not submitted.
 - Letter of Intent not submitted.
 - Since the Promoter has not submitted the complete set of approved building plans and the requisite fee cannot be ascertained, why should the application not be rejected?
 - In Rep-I Part-c the promoter has show the expenditure to be made in each quarter (in lakhs) as zero till year 2028. Clarification regarding same may be given
 - Balance Sheet of the LLP for last three years not submitted.
 - In Form Rep-I Part-B at point No 1 the promoter has mentioned the Total area. Since it is Affordable Group Housing Colony the promoter should mention the Total FAR of the Project.
 - Zonning Plan submitted by the promoter is not approved by DTCP Haryana.
 - Registration fee deficit of ₹ 2,87,429.

5. Vide reply dated 30.09.2026 and 07.10.2026 the promoter has complied with all the deficiencies mentioned above. After consideration, the Authority finds 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)(d) of the Real Estate (Regulation and Development) Act, 2016:

Head of Bank Account	Account No.
100% Master Collection Account	926020003765842
70% Separate RERA Account	926020003647100
30% Project Account (Misc.)	926020007882932
Bank Name & Address- AXIS BANK Ltd., Ground Floor & Basement, SCF/SCO No 141, Sector 21 C, HUDA Market, Faridabad-121003, Haryana IFSC Code- UTIB0002172	

None of the above mentioned 3 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. 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 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 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. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
 - xi. Mr. Manish Goel shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
6. Payment Plan be uploaded on the web Portal of the Authority.
 7. File be consigned to record room after issuance of registration certificate. Form Rep-I Part-B Point No 1 be corrected online. **Disposed of.**



True copy

Secretary (Acting),
HREERA, Panchkula

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

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