



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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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

- (ii) **Promoter:** Chirag Buildtec Pvt Ltd.
- Project Name:** "ROF Abode" an affordable group housing Colony to be developed on land measuring 5.2625 acres situated in the revenue estate of village Abdulpur, Sector-91, Sonipat.
- Temp Id:** RERA-PKL-2137-2026.
- Present:** Sh. Amit, MD, Sh. Harveer Rawat alongwith Sh. Rajpal on behalf of promoter.

1. This application is for registration of the project namely; "ROF Abode" bearing License No. 131 of 2026 dated 07.07.2026 valid upto 06.07.2031 for an area measuring 5.2625 acres has been granted in favour of Chirag Buildtec Pvt Ltd.

2. The application was examined and following observations were conveyed on 05.10.2026:

- i. Complete copy of license has not been submitted.
- ii. Application form is not finally submitted online.
- iii. The promoter should apply for FAR of the project in Part B instead of plot area.
- iv. Specifications of construction in Part H should be brand specific.
- v. CA certificate is not in order since Form A to H is not mentioned and HRERA Gurugram is mentioned instead of HRERA Panchkula.
- vi. Non-default certificate from CA is not as per the format prescribed by the Authority.
- vii. Bank letter from Indian Bank doesnot have license details.
- viii. Payment plan (CP-111) is not in order.
- ix. Registration fee is deficit by Rs.46,809/-
- x. Estimated cost certificate by CA not submitted.



(Y3)

- xi. Who shall maintain the colony 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?
- xii. Agreement with Architect, Civil Engineer and Structural Engineer doesnot have qualification certificate/registration certificate.
- xiii. ITRs of company doesnot have computation sheets.
- xiv. Balance sheet is of year 2025. Latest is to be submitted.
- xv. Balance sheet shows 33.62 lakhs loan. A clarification in this regard be submitted.
- xvi. Language of net worth certificate of the company is not in order since it is based on the documents produced before the CA. It has to be independent certification from CA.
- xvii. Latest auditor report is not submitted
3. The promoter has removed all the deficiencies vide letters dated 07.10.2026 and 13.10.2026.
4. 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 have been opened in compliance of Section 4(2)(l)(d) of the Real Estate (Regulation and Development) Act, 2016:

Head of Bank Account	Account No.
100% Collection Account	8363622715
70% RERA Account	8363625568
30% Promoter/Free Account	8363625591
Bank Name & Address – Indian Bank, SCO, 40, Main Huda Market, Sector 31, Gurgaon 122001	
Branch Code 02253	

- 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. 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.
- iv. 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.



- v. 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.
- 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 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.
- viii. 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.
5. The office is directed to make necessary corrections online in REP I as per replies submitted by the promoter.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

[Signature]
Secretary (Acting),
HREERA, Panchkula

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

[Signature]
21/10/20