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 14.10.2026.

Item No. 335.03

(vi) **Promoter:** **Deepak Chikkara Ping Central Residence, Prabhu Shanti Real Estate Pvt**

Project Name: **"Ping Central Residences" a Group Housing colony being developed on land measuring 8.9768 acres situated in the Village Sarai Aurangabad in Sector- 3 A Bahadurgarh, District Jhajjar.**

Temp Id: **RERA-PKL-1795-2025.**

Present: **Adv., Tarun Ranga and Sh. Deepankar Das, Authorised representative on behalf of promoter.**

1. An application for registration of project cited above has been received from the promoter for which License No. 179 of 2007 dated 25.04.2007 valid upto 24.04.2028 has been granted for an area measuring 8.9768 acres in favour of Prabhu Shanti Real Estate Pvt. Ltd.

2. The application was examined and following observations were conveyed on 25.09.2026:

i. Registration fee is deficit by ₹2,40,435/-.
ii. License no. 179 of 2007 renewed on 14.08.2026 and as per condition no. 2(iv) promoter has to apply for shareholding policy dated 18.02.2015 within period of 90 days. Status regarding change of developer be submitted.
iii. As per Order of NCLT dated 24.10.2024, project has to be managed by Ping Central Residence, however application for registration has been submitted by Prabhu Shanti and Ping Central Residence jointly. Application for registration of project has to be submitted by Ping Central Residence only after change of developer by Town & Country Planning Department.
iv. Revalidated building plans not submitted.
v. Balance Sheet of Ping Central Residence certified by CA not submitted.
vi. Latest financial statement of Ping Central Residence not submitted.
vii. In REP-II and REP-I Part-C date of completion are different.
viii. Cash Flow Statement for each quarter not submitted.

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ix. Expenditure in each quarter not mentioned in REP-1 Part-C not submitted.
x. As per REP-I Part-C there are loan and liabilities against the promoter which have to be declared.
xi. Payment plan not submitted.
xii. REP-II is not in original.
xiii. Details of three bank account not given. Details of account in which payment have been received from the allottees till date not submitted.
xiv. CA certified letter regarding transfer of amount received from allottees and transfer of remaining amount to new account not submitted.
xv. Name, address, Aadhar Card, PAN Card of unsecured creditor not given.
xvi. Entry of license/Collaboration Agreement in Revenue Record not submitted.
xvii. Certificate from the Chartered Accountant as per the Books/ Balance sheet of the applicant not submitted.
xviii. Non default certificate from a Chartered Accountant not submitted.
xix. Status of Ping Central Residence is not clear whether it is LLP/Firm/Company.
xx. Pan card of LLP/Firm/Company not submitted.
xxi. MCA Data of the applicant company not submitted.
xxii. Details of Partners and Directors of the applicant company not submitted.
xxiii. Partners/ Directors Aadhar Card and Pan Card details Proofs not submitted.
xxiv. Board Resolution authorising the authorized signatory to file reply, make correspondence and representations, receive notices, instructions, information's, and make enquires, correction and clarifications and other things not submitted.
xxv. Authorized Signatory's Ids Proofs not submitted.
xxvi. Letter of Intent of license not submitted.
xxvii. LC IV & Bilateral Agreement not submitted.
xxviii. Entry Of license in the revenue records not submitted.
xxix. Sale Deed not submitted.
xxx. Technical Capacity Support from Architect/ Engineer -Education Proof, Registration Certificate, KYC, Profile (Certificate must contain the details of the license No, Project name, Promoter name, Area of the Project and Assistance shall be provided till the completion of the Project) not submitted.
xxxi. Architect and Engineer Engagement letter mentioning that they will provide services till the completion of the Project along with details of the licence and Project not submitted.
xxxii. Estimate Cost Certificate of the project by CA not submitted.
xxxiii. Details of all the three Bank Accounts for the Project on bank letter along with licence no. granted for the proposed project not submitted.
xxxiv. Balance Sheet of the Firm/Company/ LLP for last three years not submitted.
xxxv. Net Worth Certificate of the Firm / LLP/ Company for last three years (supported by valuation report in case of immovable Property) not submitted.
xxxvi. Net Worth Certificate of Partners/ Director for last three years (supported by valuation report in case of immovable Property) not submitted.
xxxvii. CA Certificate for REP -A to H Form Information not submitted.
xxxviii. Payment plan not submitted.
xxxix. In Suo-Motu Complaint no.2839 of 2019 on 06.05.2026 Authority had imposed cost of ₹1 lakh for non-appearance of Director which has not been deposited.

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3. Promoter has submitted reply on 30.09.2026. After examination it was observed that promoter has still not complied with the deficiencies at Sr.no. ii, iv, vii, viii, x, xi ,xii, xiii, xiv, xv, xvii, xviii, xxiv, xxx, xxxi, xxxiii, xxxiv, xxxv, xxxvi, xxxvii, xxxviii.

4. The Authority as per Resolution dated 26.08.2019 vide Item no. 65.9 had decided that:

> *"4(ii) Liability to pay Late fee - Where the application have been submitted by the promoters on or after 28.10.2018, the promoters/ developers, shall be liable to pay the prescribed registration fee along with late fee at the rate of 50% of the registration fee as prescribed in Schedule-I for the first six months, thereafter, the late fee shall be increased to 50% of the registration fee for every next six months or part thereof."*

Accordingly late fee for 8 years has been calculated as the application for registration is filed on 16.09.2026. Therefore, promoter was directed to deposit ₹44,71,176/- as late fee.

5. On 06.10.2026 promoter submitted the reply.

6. On 07.10.2026, after examination, Authority observed that promoter has still not complied with the deficiencies at Sr.no. ii, iv, xi, xiii further with regard to deficiency at Sr. no. xiv, xviii, xxxvii promoter was directed to submit original documents. The promoter was also directed to deposit late fee of ₹44,71,176/-.

7. Vide replies dated 09.10.2026 and 14.10.2026, promoter has complied with all the deficiencies.

8. 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)(l)(d) of the Real Estate (Regulation and Development) Act,2016:

Head of Bank Account	Account No.
100% Collection Account	926020018411064
70% RERA Account	926020018489245
30% Promoter/Free Account	926020018489232
Bank Name & Address - AXIS BANK LTD Village Sarai Aurangabad, Rect & Killa No. 13/16/1(3-12),16/3(1-7), Tehsil- Bahadurgarh, Sarai Aurangabad, Jhajjar, Haryana 124507 IFSC Code UTIB0002399	

None of the above mentioned three accounts shall subsequently be changed by the promoter without the prior permission of the Authority.

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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.

9. Name of promoter i.e. Prabhu Shanti Real Estate Pvt. Ltd.. Date of completion and expenditure in each quarter has to be amended online by the office.

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

Haryana Real Estate Regulatory Authority
Dispatch No. 2870
Date 21/10/26
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.

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