HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.
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Extract regarding Minutes of registration of project considered through circulation on 26.11.2026. Pertaining to the 339th meeting of the Authority which was scheduled to be held on 25.11.2026. But could not take place because the quorum was not complete.

Item No. 339.03

(i)	**Promoter:**	**Prem Brothers Infrastructure LLP.**
	Project Name:	**"SOHNA HILLS BY TEMENOS" an Industrial Plotted Colony on land measuring 37.4438 acres situated in the revenue estate of village Sehsola, Tehsil Taoru and District Nuh, Haryana.**
	Temp Id:	**2192-2026.**
	Date of consideration:	**26.11.2026. (Through Circulation)**

1. This application is for registration of real estate project namely **"SOHNA HILLS BY TEMENOS** an Industrial Plotted Colony on land measuring 37.4438 acres situated in the revenue estate of village Sehsola, Tehsil Taoru and District Nuh, Haryana bearing License No. 178 of 2026 dated 25.09.2026 valid upto 24.09.2031 granted by Town and Country Planning Department, Haryana in favour of Prem Brothers Infrastructure LLP

2. The application was examined and following observations were conveyed to the promoter on 13.11.2026:

i. Engineer's Degree and incorporation certificate not submitted.
ii. Language of the CA Certificate certifying Form Rep-I A-H is not in order.
iii. As per the Non-Default Certificate, the promoter has availed a credit facility of ₹80 crore. The promoter is directed to submit the purpose for availing the said credit facility, along with complete details of the assets/properties mortgaged or offered as security against the said facility..
iv. Estimate Cost Certificate by CA not submitted.
v. Net Worth Certificate of LLP not in order as it does not contains the details of the immovable property and is not supported by valuation report of approved valuer.

vi. Net Worth Certificate of all the partners not in order as it does not contain the details of the immovable property and is not supported by valuation report of approved valuer

vii. Project Site be marked on the last approved development plan.

viii. Complete Payment Plan is not in order.

ix. Board Resolution as to who shall execute the sale deed / conveyance deed not submitted.

x. Certificate of Incorporation of LLP not submitted.

xi. Board Resolution giving Authority to Mr. Satya Priya Mishra is not submitted in original.

3. Architect Engagement letter does not contain the details of the Licence.

4. Vide reply dated 17.11.2026 the promoter has submitted following:

S.no	Observations Conveyed vide letter dated 13.11.2026	Reply	Remarks
1	Engineer's Degree and incorporation certificate not submitted.	Submitted	Complied
2	Language of the CA Certificate certifying Form Rep-I A-H is not in order.	Fresh CA Certificate submitted.(complied)	Complied
3	As per the Non-Default Certificate, the promoter has availed a credit facility of ₹80 crore. The promoter is directed to submit the purpose for availing the said credit facility, along with complete details of the assets/properties mortgaged or offered as security against the said facility.	In respect of obs 3 the promoter hassubmitted that the LLP has availed a credit Facility of Rs 60,00,00,000/- from HDFC Bank Ltd. for working capital requirement and has also given a Bank Guarantee in favour of Satvik Wealth Advisors LLP to avail a Credit Facility of Rs 20,00,00,000/- from HDFC Bank Ltd.. Such facility is availed against the property " Temenos Logistic Parl, Khasra No-811/p, 812,815,864,865,866,868,869,870,871, 879/1, Opp Amarnath Industrial & Logistic Park, National Highway 48, Mouje: Hariyala, Tehsil- Kheda, District- Ahmedabad, Gujarat-387411" being a Warehouse Property Registered in name of Prem Brothers Infrastructure LLP and Satvik Wealth Advisors LLP. However, the Project under subject land is not mortgaged/ lien for availing any loan facility. CA Certificate in this respect enclosed. (Need to be discussed with the Authority).	Complied
4	Estimate Cost Certificate by CA not submitted.	Submitted	Complied
5	Net Worth Certificate of LLP not in order as it does not contains the details of the immovable property	Submitted	Complied

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	and is not supported by valuation report of approved valuer		
6	Net Worth Certificate of all the partners not in order as it does not contain the details of the immovable property and is not supported by valuation report of approved valuer	Submitted	Complied
7	Project Site be marked on the last approved development plan.	Submitted	Complied
8	Complete Payment Plan is not in order.	Submitted (in order)	Complied
9	Board Resolution as to who shall execute the sale deed / conveyance deed not submitted.	Submitted	Complied
10	Certificate of Incorporation of LLP not submitted.	Submitted.	Complied
11.	Board Resolution giving Authority to Mr. Satya Priya Mishra is not submitted in original.	Submitted in original	Complied
12	Architect Engagement letter does not contain the details of the Licence	Submitted	Complied

5. The matter was listed for hearing on 25.11.2026. However due to unavailability of requisite Coram on 25.11.2026, the Authority meeting scheduled is cancelled. Therefore the Authority decides to deal the matter through circulation. Since 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)(l)(d) of the Real Estate (Regulation and Development) Act,2016:

Head of Bank Account	Account No.
100% Master Collection Account	50200124492596
70% Separate RERA Account	50200124494257
30% Project Account (Misc.)	50200124490729
Bank Name & Address- HDFC Banl Ltd., 536, 1st Floor, Mahalaxmi Building, Opp. Bikanerwala Sweets, Chandni Chowk, Fatehpuri, Delhi-110006 IFSC Code- HDFC0000217	

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 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. That the promoter shall not sell any part of the commercial site measuring 0.292 acres unless the building plans of the said site are approved and deficit fee paid, if any.

vi. 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.

vii. 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 allotttees individually or to the association of allottees as the case may be.

viii. 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.

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. 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.

xi. 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.

xii. Mr. Satya Priya Mishra shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.

xiii. The promoter shall comply with the provisions of RERA Act, 2016 and Rules & Regulations made thereunder and also conditions imposed by the Authority herein above and in future.

xiv. 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.

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

This has been approved by the Authority through circulation on 26.11.2026

Haryana Real Estate Regulatory Authority
Despatch No. 3926
Date 27/11/26
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.

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