



## HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA



### CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted Colony (under DDJAY) namely "Ruhil Smart City-2" to be developed on land measuring 6.618 acres situated in the revenue estate of village Nuna Majra, Sector 41, Bahadurgarh, District Jhajjar vide

**Registration No. HRERA-PKL-JJR-716-2025**

**Dated: 17.06.2025**

2. Promoter of the project is Kanal Marla Private Limited having its registered office at R2, First Floor, Ruhil Residency Sector-3, Village Sarai, Aurangabad, Bahadurgarh, Jhajjar, Haryana-124507. Promoter is a Private Limited Company registered with Registrar of Companies, Delhi with CIN U70109HR2022PTC107336 having PAN No AAJCK8589N. The Licencees are Smt. Devi Rani, Sh. Anurag Gupta, Kanal Marla(P) Ltd, Sh. Neeraj Ruhil, Smt. Sadhna Gupta &

# **HARYANA REAL ESTATE REGULATORY AUTHORITY**

## **PANCHKULA**

3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority [www.haryanarera.gov.in](http://www.haryanarera.gov.in) .
4. This Registration is being granted subject to following conditions that the promoter shall:
  - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
  - ii) strictly abide by the declaration made in form REP-II.
  - iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
  - iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.

# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

- v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.
- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) the said project shall be completed by 30.11.2029. However, the registration shall be co-terminus with the license granted by DTCP Haryana.

### Special Conditions

- I. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.





# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

- II. That following residential and commercial plots coming to the share of landowner/licencees cannot be put to sale by the promoter:

### 1. Neeraj Ruhil, Sadhna Gupta & Anurag Gupta

RESIDENTIAL PLOTS						
Sr.NO	Plot No's	No of Plots	Owner	Area of each plot (in Sqyd)	Total Area (in Sqyd)	Total Area (in SQMT)
1.	875-878	15	Neeraj Ruhil	173.21	2007.64	1678.63
	882-887			129.77		
	889-890			129.77		
	983-985			92.23		
2.	888	23	Sadhna Gupta	129.766	2234.866	1868.6175
	905			117.123		
	941-946			92.31		
	953-964			92.23		
	986-987			92.23		
	989			142.9258		
3.	881	9	Anurag Gupta	129.77	1218.42	1018.10
	866			109.3201		
	872-873			109.3201		
	874			179.1225		
	879-880			173.2054		
	988			92.23		
	990			142.93		

### COMMERCIAL AREA ALLOTMENT AFTER THE APPROVAL OF STANDARD DESIGNS

Sr.NO	Owner	Total Area (in Sqyd)	Total Area (in SQMT)
1	Neeraj Ruhil	66.00	55.1844
2	Sadhna Gupta	81.00	67.7263
3	Anurag Gupta	32.00	26.7561



# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

### 2. Devi Rani & Jagjit Singh

<b>Residential Plots</b>						
Sr.NO	Residential Plot No's	No of Plots	Owner	Area of a plot (in Sqyd)	Total Area (in Sqyd)	Total Area (in SQMT)
1	918-940	23	Devi Rani	117.123	2693.829	2252.384
2	906-917	12	Jagjit singh	117.123	1405.476	1175.1468

<b>COMMERCIAL AREA ALLOTMENT AFTER THE APPROVAL OF STANDARD DESIGNS</b>				
Sr.NO	Owner	Total Area in Sq.yd	Total Area in Sq.mt	
1.	Devi Rani	60.00	50.1676	
2.	Jagjit Singh	34.00	28.4283	

- III. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- IV. That the promoter shall not sell any part of the commercial site measuring 0.262 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot commercial plotted area to the landowners before disposing of any part of commercial site.
- V. 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.





# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

- VI. 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.
- VII. That as per the joint undertaking both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- VIII. Promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
- IX. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3 x 3 inches (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- X. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public

# HARYANA REAL ESTATE REGULATORY AUTHORITY

## PANCHKULA

domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.

 Chander Shekhar Member	 Dr. Geeta Rathee Singh Member	 Nadim Akhtar Member	 Parneet S Sachdev Chairman
--	---	--	--