



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 04.02.2026.

Item No. 312.47

Intimation of revision of Approved building plans.

Promoter: Uttirna Infraprojects Private Limited.

Project: "M3M Terraces I" 408 independent residential floors (on 102 plots- A-7(45-74), A-8(11,12,14-62), A-11(9-12,14-30)) over an area measuring 3.775 acres (forming Part of a larger plotted colony measuring 55.723 acres) situated in the revenue estate of village Kabri and Panipat Taraf Insar, Sector-37, Panipat.

Reg. No.: HRERA-PKL-PNP-704-2025 Dated: 27.05.2025 valid upto 03.07.2031.

Temp ID: 1679 of 2025.

Present: Sh. Jyoti Sidana and Sh. Manik Sharma Authorized Representative on behalf of the promoter.

1. The promoter vide letter dated 22.01.2026 has informed about the revision of approved building plans. The Authority 27.05.2025 had registered 408 independent residential floors (on 102 plots- A-7(45-74), A-8(11,12,14-62), A-11(9-12,14-30)) over an area measuring 3.775 acres (forming Part of a larger plotted colony measuring 55.723 acres). However, the promoter has submitted revised building plans for 100 plots out of 102 plots acknowledged by DTP, Panipat vide emails dated 20.01.2026.

2. Perusal of the approval emails dated 20.01.2026 reveals that the District Town Planner, Panipat had approved building plans for Plot No. A-7/45 to A-7/74, A-8/11, A-8/12, A-8/14 to A-8/60 (Type-A) Total Plot Nos. 79 and Plot No. A-11/9, A-11/10, A-11/11, A-11/12, A-11/14 to A-11/30 (Type-B) Total plot Nos. 21.



3. Furthermore, the promoter has also attached approval of building plans from architect under Form BR-III vide letters dated 20.01.2026 bearing Memo No. PAN/TYPE-A/79/1 and Memo No. PAN/TYPE-B/21/1.

4. Since the registration was granted by the Authority on 27.05.2025, the promoter is directed to appraise, whether any advertisement, booking, sale of the aforesaid units/floors has been made by the promoter as per the previous building plans. Furthermore, the promoter is directed to appraise the Authority whether any Builder Buyer Agreement (BBA) was executed with the allottees as per the previous building plans. In case the promoter has not advertised, booked, sold any unit/floor, an affidavit regarding the same be submitted. If the promoter has sold any unit/floor, the promoter is directed to submit the written consent of 2/3 allottees against the revised building plans. The promoter is also directed to appraise the revised date of completion for the project.

5. This Authority observes that in compliance of the special conditions of the Registration Certificate the promoter has now only complied with issuance of public notice of size 3 x 3 inches in Hindi and English newspapers.

6. Today counsel appearing on behalf of the promoter submitted that there is no change on the date of completion for the project and also that an affidavit has been submitted at the Authority 04.02.2026 bearing DAK-ID 50064 stating therein that the promoter has not made any allotment from the date of grant of registration nor has created any third party rights in respect of the said project. This Authority observes that the Affidavit submitted is not in order and directs the promoter to re-submit an affidavit stating that promoter has not advertised, booked, sold any unit/floor in the said project, at least one week before the next date of hearing along with compliance of the remaining special conditions of the registration certificate. Adjourned to 22.04.2026.

True copy



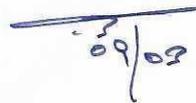

Executive Director,
HRERA, Panchkula

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

STP

LA SHUBHAM,

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