



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 04.02.2026.

Item No. 312.42

Request to unfreeze the reserved plots and exclusion of land measuring 14 Kanal 16 Marla.

Promoter: Sunlit Infra LLP.

Project: "URBANA GREEN CITY" an Affordable Residential Plotted Colony (under DDJAY, 2016) on land measuring 13.65 acres situated in the revenue estate of Village Billah, Sector-16, Kot Behla, District Panchkula.

Reg. No.: HRERA-PKL-PKL-558-2024 dated 19.03.2024 valid upto 30.11.2026.

Temp ID: RERA-PKL-1370-2023.

Present: Adv Neeraj Puri on behalf of promoter.

1. The promoter vide letter dated 25.09.2025, has requested to grant permission for execution of Addendum Agreement and to allow necessary updation of the project records upon execution.
2. Vide letter dated 18.12.2025, the promoter has requested to unfreeze the reserved plots and exclusion of land measuring 14 Kanal 16 Marla from the project land in terms of Addendum Agreement dated 01.10.2025, executed with the landowners.
3. The above-stated exclusion and consequential amendment are strictly in accordance with the Addendum Agreement dated 01.10.2025, duly executed between the Promoter and all the concerned Landowners, forming an integral part of the original Collaboration Agreement.
4. The promoter affirms and undertakes that:



- a. The Addendum Agreement has been validly executed with the free consent of all concerned Landowners;
 - b. The proposed exclusion does not prejudice or adversely affect the rights, interests, or entitlements of any existing allottee in the project;
 - c. Due intimation regarding the said Addendum and proposed exclusion has already been furnished to the Department of Town & Country Planning (TCP), Haryana; and
 - d. All applicable provisions of the Real Estate (Regulation and Development) Act, 2016, and the rules and regulations framed thereunder, have been duly complied with.
5. In view of the facts and circumstances stated above, it is most humbly prayed that the Hon'ble Authority may be pleased to:
- a. Grant permission for unfreezing of the reserved plots as reflected in the Registration Certificate;
 - b. Approve the exclusion of land measuring 14 Kanal 16 Marla from the project land in terms of the Addendum Agreement dated 01.10.2025; and
 - c. Update the project records/registration details maintained with HRERA accordingly.
6. Upon perusal of the same, it is observed that:
- a. Clause 11 of the Collaboration Agreement dated 28.09.2023 bearing Document No. 2535, registered with Sub-Registrar, Panchkula is reproduced as under:
"11. The Second Party/Developers will not be entitled to sell the plots or bargain with anybody of the area to the extent of 5000 sq. yards (3000 sq. yards of developed saleable area/plots i.e. in the first phase for which licence for development will be applied and obtained for 15 acres & 2000 sq. yards of developed saleable area/plots i.e. in the second phase for which license for development will be applied and obtained for remaining 8 acres of land till the issuance of Occupation/Completion/Services certificate from the competent authorities. However they can sell the area over and above the aforesaid area."
 - b. Clauses of the Addendum Agreement dated 01.10.2025 bearing document No. 2413, registered with Sub-Registrar, Panchkula is reproduced as under:
"1. Amendment of Clause/Para No. 11 which is deleted on Reserved Plots and Reserved plots shall stand unfrozen and the Developer shall henceforth be entitled to sell, transfer, mortgage, develop, or otherwise deal with the same, subject to applicable laws and permissions of the Competent Authority.
2. Excision of 14-16 out of the total land measuring 184 Kanals. Land admeasuring 14-16 shall revert to the absolute owner and possession of the Owner(s) and it remains under Collaboration 169-4 (One Hundred Sixty Nine Kanal Four Marla) after deducting 14-16 reverted land.
3. Continuity: Save and except for the amendments specifically recorded, all other terms and conditions of the Original Agreement shall continue to remain valid and binding upon all parties.



4. *Binding Nature: This Addendum forms an integral part of the Original Collaboration Agreement.*”

- c. While granting registration 20 plots were frozen vide special condition No. (vii), which is reproduce as under:

“That following 20 plots measuring 2518.25 sq mtrs. falling to the share of the promoter are frozen till the issuance of completion certificate from the competent Authority:-

| <i>Sr. No.</i> | <i>Plots No.</i> | <i>Size (in Sq Mtrs)</i> |
|----------------|------------------|--------------------------|
| 1 | C-21 | 103.56 |
| 2 | A-81 | 150.00 |
| 3 | A-82 | 150.00 |
| 4 | A-53 | 150.00 |
| 5 | A-54 | 150.00 |
| 6 | A-55 | 150.00 |
| 7 | A-20 | 150.00 |
| 8 | A-33 | 150.00 |
| 9 | A-41 | 150.00 |
| 10 | G-11 | 113.09 |
| 11 | G-12 | 113.09 |
| 12 | H-06 | 109.80 |
| 13 | H-07 | 109.80 |
| 14 | H-15 | 109.80 |
| 15 | H-16 | 109.80 |
| 16 | I-03 | 106.98 |
| 17 | J-06 | 99.54 |
| 18 | J-14 | 99.54 |
| 19 | K1-07 | 131.51 |
| 20 | L-08 | 111.74 |
| | Total | 2518.25 Sq Mtrs. |

- d. The signatures of person on Addendum agreement are in order with the collaboration agreement.
- e. The applicant/promoter shall provide a comprehensive status report regarding the exclusion of land measuring 14 Kanal and 16 Marla. The report must clarify the current registration status of the said land with the HRERA Authority and state whether the Order of De-licensing has been issued by the competent authority.
- f. The promoter is required to submit an affidavit affirming that the proposed changes or excision shall not result in any adverse impact on the statutory rights, interests of the existing allottees within the project.
- g. The promoter should specify whether the Directorate of Town & Country Planning (DTCP) has granted the requisite prior approval or administrative permission to execute the Addendum to the agreement.
- h. An affidavit be submitted that no addendum has been executed other than Addendum/Corrigendum/Amendment dated 25.10.2023 bearing document No.



2848; dated 12-01-2024 bearing document No 3984 & dated 01.10.2025 bearing document No. 2413 registered with Sub-Registrar, Panchkula, till now.

- i. An affidavit be submitted stating that no plots have been sold which has been freezed vide special condition No. (vii) of the registration certificate.
- j. We may ask the promoter to submit the reasons for execution of the said Addendum Agreement and whether any consideration has been paid or received by the promoter.
- k. The collaboration agreement has been executed between 6 landowners whereas the Addendum agreement has been executed among 4 landowners. A clarification regarding exclusion of Sh. Pankaj Batra S/o Sh. Satish Kumar & Sh. Lalit Nagpal S/o Sh. Chela Ram from the Addendum agreement be submitted.

7. The Authority after consideration is of the view that since completion certificate has not been obtained from the DTCP Haryana yet, therefore, the above request of the promoter cannot be entertained at this stage. In view of the above, the request of promoter is hereby rejected. Disposed of.



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.

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