



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 25.02.2026.

Item No. 314.03

- (x) **Promoter:** Shubhashok Infra Grow LLP.
Project: “Ashoka Greens” an affordable residential plotted Colony to be developed over an area measuring 5.006 acres situated in the revenue estate of Village Rathdana, Sector-33, Sonapat
Temp ID: RERA-PKL-1979-2026.
Present: Sh. Jyoti Sidana on behalf of promoter.

This application is for registration of the project namely; “Ashoka Greens”. License No. 37 of 2022 dated 07.04.2022 has been granted by Town and Country Planning Department, Haryana in favour of Rajkot Buildwell Pvt. Ltd. C/o Jindal Reality Ltd. The Director, Town & Country Planning, Haryana, vide orders dated 08.07.2025 has transferred the said license in favour of Shubhashok Infra Grow LLP.

2. The application was examined and following observations were conveyed to the promoter on 28.01.2026:

- i. Phone number of both the Partners is same in REP-1 Part A.
- ii. No-default C.A. certificate is not in order. (CP/47-48).
- iii. At Page 57, extension charges and IFMS charges mentioned in Note 1 & 2 of the Payment Plan are too high. Payment plan is not in order.
- iv. As per land schedule, some part of the project land has been mortgaged against IDW. The Promoter should submit the list of plots falling under mortgaged land and should also mark the same on the approved layout plan.
- v. Legible copy of approved layout plan be submitted.
- vi. Blank Page has been signed, i.e., Page-67.
- vii. Since the licence has been transferred, earlier liabilities if any, be intimated;
- viii. Whether any third party rights have been created in the said licence till date;
- ix. Balance Sheets of the LLP for the last three years has not been certified by the C.A.



- x. List of Professionals/technical persons engaged by the Promoter company to execute the development works along with their experience may be submitted.
 - xi. Engagement Certificate with Rritam Designs be submitted.
 - xii. The promoter should submit the details, size, ownership and complete address of the assets owned by the partners of the LLP and the LLP itself duly certified by the Chartered Accountant.
 - xiii. Registration fee is deficit by Rs. 5,881/-.
 - xiv. The Authority has already registered this project land vide Registration No. HRERA-PKL-SNP-331-2022 dated 10.08.2022. Subsequently, DTCP Haryana has granted permission for change of developer from Jindal Realty Limited to Shubhashok Infra Grow LLP on 08.07.2025. The existing registration is still valid upto 06.04.2027. Therefore, the promoter should apply for registration as an ongoing project. However, if he justifies his project to be a "new project" he should comply with the observations from (i) to (xiii) above.
3. The promoter vide replies dated 05.02.2026 and 11.02.2026 has complied with the observations mentioned above except at serial no. xiv.
 4. The matter was heard by the Authority on 11.02.2026 and since the application for registration was not filed as an ongoing project, the same was returned with a liberty to file afresh.
 5. Now, the promoter vide reference dated 18.02.2026 has applied afresh as an ongoing project vide Temp Id-1979-2026 alongwith 5% fee amounting to ₹ 12,000/- as processing charges. The deficiency at serial no. xiv has also been complied.
 6. After consideration, the Authority found the project fit for registration subject to the following special conditions:
 - i. The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) indicating all three accounts i.e., 100%, 70% and 30% account 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.
 - ii. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
 - iii. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
 - iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.17131 acres to the Authority along with deficit fee, if any,



- within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- 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.
 - vi. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number alongwith validity should 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. Sh. Shubh Sharma, one of the partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
 - viii. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
 - ix. 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.
 - x. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.

7. The office is directed to update Part A as per reply dated 05.02.2026. Payment Plan be uploaded online on the web portal. In view of the above, registration no. HRERA-PKL-SNP-331-2022 dated 10.08.2022 has become infructuous. Be added to the list of withdrawn/cancelled projects.

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



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.

CA- Shubham

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