



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 04.12.2023.

Item No. 234.35

(vii) Promoter: M/s Sunlit Infracon LLP

Project : "Urbana Green City" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 13.65 Acres situated in Sector-16, Kot Behla, Panchkula.

Temp ID : RERA-PKL-1370-2023

Present: Sh. Neeraj Puri on behalf of promoters

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 233 of 2023 dated 02.11.2023 valid up to 01.11.2028 was granted in favour of Smt. Sunita, Sh. Monil, Sh. Digvijay, Sh. Satish Kumar Batra, Sh. Lalit Kumar, Sh. Pankaj Batra in collaboration with Sunlit Infracon LLP for the development of an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 13.65 Acres situated in Sector-16, Kot Behla, Panchkula.

2. The application submitted by the promoter has been examined and following deficiencies are observed:-

- i. Demarcation and Zoning plan duly approved by DG, TCP has not been submitted.
- ii. Clause No.11 of the collaboration agreement is not clear.
- iii. Clause No. 3, 21 and 37 of the collaboration agreement are contradictory in nature.
- iv. Clause no. 7 of the GPA makes the same as revocable. This needs to be reconciled.



- v. The details of bank account mentioned in REP I Part D are of 100% Bank account as per Axis Bank Letter dated 10.11.2023. The same should be of 70% account.
- vi. No clear powers to execute conveyance deeds exists in the special power of attorney.
- vii. The promoter should also clarify as to who will maintain the escrow account and how will 70% of the amount collected from the allottees be transferred to the said account. A joint undertaking with the landowner/licencees be submitted for complying with the above.
- viii. No joint undertaking showing the number/area of the plots falling to the share of the licencee/landowners (who are entitled to 1500 sq yds per acre of residential and 100 sq yds per acre of commercial) have been submitted. Further, the plot numbers and area of the plots need to be marked on the layout plan alongwith a joint undertaking accepting the same.
- ix. An undertaking as to who will maintain the colony for the next 5 years after the grant of completion certificate be submitted.
3. Applicant/promoter should comply with the observations before the next date of hearing. Adjourned to 29.01.2024.
4. In case promoter/applicant furnishes the aforesaid information before the next date of hearing, their application may be considered by the Authority in its meeting on Monday following the date of such submission.



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14/12/23

True copy

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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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