



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 31.01.2024.

**Item No. 240.30**

(vi) 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. When this matter was last heard on 04.12.2023, following deficiencies were conveyed:-

- 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 licensee/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.

2. Now, Applicant/promoter vide reply dated 29.01.2024 has complied with deficiencies mentioned at serial no i to vi and ix. As regards deficiency mentioned at serial no vii, it is still not clear as to how the share of plots earmarked for sale by land owners will go to the escrow account. Further as regards viii above, although the plots to be allocated to landowners have not been shown in distinct colors on the layout plan.

3. Applicant/promoter should comply with the above mentioned observations before the next date of hearing. Adjourned to 27.03.2024.



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13/2/24.

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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