



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 06.03.2024.

Item No. 244.13

(iii) 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 31.01.2024, the applicant was conveyed that 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, the plots to be allocated to landowners have not been shown in distinct colors on the layout plan.
2. Applicant/Promoter vide reply dated 08.02.2024 has complied with the aforesaid deficiencies.
3. In view of the above, Authority decides to register the project with the following special conditions:
 - i. That the Promoter shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016 which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
 - ii. That following plots coming to the share of landowner/ licencees cannot be put to sale by the promoter:-



S. No	Landowner	Plot No.	Area of Plot (in Sqm.)
1	Lalit Kumar (9 Plots)	A32, A40, B04, B10, C03, C16, K09, K10, L03.	1106.42
2	Satish Kumar, Sunita Batra, Pankaj Batra (68 Plots)	A10 to A12, A16 to A19, A28 to A31, A49 to A52, A56 to A60, A75 to A78, A89 to A91, B01 to B03, C07 to C09, C13 to C15, D01, D02, E03, E04, G13 to G17, H01 to H05, I08, I09, J09 to J13, K11 to K15, K1-01 to K1-04, L04, L05.	8608.57
3	Monil Kadian, Digvijay Singh Kadian (68 Plots)	A04 to A07, A23 to A27, A36 to A39, A44 to A46, A64 to A67, A83 to A87, A94, A95, B07 to B09, C04 to C06, C22 to C24, D03, D04, E01, E02, G4 to G8, H10 to H14, I04, I05, J01 to J05, K04 to K08, K1-08 to K1-11, L09, L10.	8608.57
		Total	18323.56 Sq mtrs.

- iii. That the promoter shall not sell any part of the commercial site measuring 0.541 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot the commercial plotted area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.
- iv. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- 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. 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 as per the Haryana Development and Regulations of Urban Areas Act, 1975 or till the taking over of the maintenance of the project by the association of allottees as per the provisions of the RERA Act, 2016.
- vii. That following 20 plots measuring 2518.25 sq mtrs. falling to the share of the promoter are freezed till the issuance of completion certificate from the competent Authority:-



S. No.	Plot No.	Size (in Mtrs)
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 Mtrs.

4. The office is directed to get the necessary corrections done online in REP I Part C.
5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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19/3/24.

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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