



**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 18.12.2024.**

**Item No. 273.35**

(iii) **Promoter:** Agroha Developers.

**Project :** "Uklana Enclave" an Affordable residential plotted colony (under DDJAY-2016) on land measuring 11.031 Acres situated in the revenue estate of Village Uklana, Sector-8, Uklana, District Hisar.

**Temp ID :** RERA-PKL-1563-2024

**Present:** Adv Tarun Ranga on behalf of promoters

1. This application is for registration of the project namely; "Uklana Enclave" an Affordable residential plotted colony (under DDJAY-2016) on land measuring 11.031 acres situated in the revenue estate of Village Uklana, Sector-8, Uklana, District Hisar. License No. 91 of 2024 dated 18.07.2024 valid upto 17.07.2029 has been granted by Town and Country Planning Department in favour of Prashant Kalra and Agroha Developers.
2. The application was examined and following observations were conveyed to the promoter on 06.12.2024:
  - (i) Joint undertaking needs to be submitted that the promoter and licensee shall not revoke any term of Collaboration agreement without the permission of HRERA Panchkula and DTCP Haryana
  - (ii) Copy of Jamabandi showing entry of license in revenue records be submitted.
  - (iii) The license should mention that Agroha Developers is a collaborator in the license.
3. The promoter vide reply dated 17.12.2024 has complied with the deficiencies mentioned at serial no. i to ii above. As regards, deficiency mentioned at serial no. iii, counsel appearing on behalf of the promoter informed that they have applied for correction in the



license before DTCP Haryana. However, since the same has not yet been corrected till date therefore he sought some more time to file the revised/corrected document.

4. The Authority on 18.12.2024 had directed the promoter to submit the same by 23<sup>rd</sup> December, 2024 so that a decision by circulation could be taken within the stipulated time as provided in the RERA Act, 2016.

Thereafter, vide reply dated 24.12.2024, the promoter has submitted the corrected copy of license.

5. After examination, the Authority through circulation found the project fit for registration subject to the following special conditions:

- i. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) 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 18 plots of K Block (Plot No. 181-198), 3 Plots of G Block (Plot No. 139-141), total 21 numbers measuring 2447.64 sq.mtrs. coming to the share of landowner/licencees cannot be put to sale by the promoter and shall be handed over to the land owner/licensees after the grant of completion certificate by DTCP, Haryana.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iv. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.223 acres to the Authority along with deficit fee, if any. 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. 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.
- vii. That as per the joint undertaking cum affidavit dated 07.11.2024, both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- viii. That as per joint undertaking cum affidavit dated 07.11.2024, the promoter shall not change or revoke the terms of the collaboration agreement in any condition and always keeps the collaboration irrevocable and unchangeable.



- ix. 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 the interest of the allottees.
- x. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- xi. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account
- xii. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed 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.
- xiii. The following plots falling under mortgaged land cannot be sold by the promoter without the written consent of DTCP, Haryana: -

Sr. No.	Plot No.	Area (sq mtrs.)	No of Plots	Total Area (in sq mtrs)
1	179-188	117.43	10	1174.30
2	178	115.33	1	115.33
3	175-177	131.95	3	395.85
4	167-172	127.61	6	765.66
	Total		20	2451.14

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

This has been approved by Authority on 24.12.2024.



True copy

*Deen*

Executive Director,  
HRERA, Panchkula

*allied*  
*19/1/25*

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

*LA (Shubham)*