



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 05.03.2025.

Item No. 280.03

(iii) Promoter: Indiabulls Urbanresidency Ltd.

Project : "Indiabulls Green Avenue" an Affordable residential plotted colony under DDJAY-2016 on land measuring 15.406 acres situated in the revenue estate of Village Kharkhauda, Sector-2, Kharkhauda, District Sonipat.

Temp ID : RERA-PKL-1574-2024

Present: Sh. Purav Acharya, Sh. Mangal Rathore alongwith Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; "Indiabulls Green Avenue" an affordable residential plotted colony under DDJAY-2016 on land measuring 15.406 acres situated in the revenue estate of Village Kharkhauda, Sector-2, Kharkhauda, District Sonipat. License No. 76 of 2023 dated 07.04.2023 valid up to 06.04.2028 has been granted by Town and Country Planning Department, Haryana in favour of Sh. Narender Gehlaut. Thereafter, there has been a Change of developer in the name of Indiabulls Urbanresidency Limited vide DTCP order dated 18.02.2025.

2. The application was examined and following observations were conveyed to the promoter on 25.02.2025:

- (i) Figures of permissible and proposed FAR not mentioned in REP-I part B.
- (ii) Date of approval of Layout plan has not been mentioned in REP-I part C.
- (iii) Total of Land utilization table is not reconciling in REP-I part C.
- (iv) Address of person operating escrow account is not mentioned in REP-I part D.



- (v) LC IV and Bilateral agreement are not enclosed with the order of DTCP relating to the change of developer dated 18.02.2025.
 - (vi) Resolution of the company authorising Mr Tarun Arora and Mr Mangal Singh has not been filed in original.
 - (vii) Payment plan enclosed with the application at Pg.- 176 is incorrect.
 - (viii) The promoter should submit letter of approval of zoning plan.
 - (ix) An undertaking by way of an affidavit that licensee Sh. Narender Gehlaut, Indiabulls Investment Advisors Limited and Indiabulls Urbanresidency Limited shall be jointly and severally liable under the provisions of the RERA Act/Rules, 2017.
 - (x) A joint undertaking that the licensee/promoter shall not change any provisions of the collaboration agreement without the written consent of DTCP/RERA Panchkula.
3. The promoter vide replies dated 27.02.2025 and 05.03.2025 has complied with all the above deficiencies.
4. After consideration, the Authority found the project fit for registration subject to the following special conditions:
- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.369 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.
 - iii. 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.
 - iv. 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.
 - v. That as per the joint affidavit dated 27.02.2025, Sh. Narender Gehlaut, and Indiabulls Urbanresidency Limited (formerly known as Indiabulls Investment Advisors Limited) shall be jointly and severally liable under the provisions of RERA Act/Rules.
 - vi. 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.




- vii. That as per the joint affidavit dated 27.02.2025, no modification /alteration etc. in the terms and conditions of Collaboration Agreement shall be undertaken except after obtaining prior approval of the DTCP, Haryana and RERA Authority at Panchkula, Haryana.
- viii. 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 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3'' x 3'' (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% 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
- ix. 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.
5. The office is directed to incorporate the necessary corrections in REP-I as per reply dated 27.02.2025.
6. 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)

19/3/25