



**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 09.04.2025.

**Item No. 284.03**

(ii) **Promoter:** Ultimate Real Housing Pvt. Ltd.

**Project :** "Ultima Town" an Affordable residential plotted colony under DDJAY-2016 on land measuring 5.10 acres situated in the revenue estate of Village Rathdhana, Sector-35, Sonipat.

**Temp ID :** RERA-PKL-1659-2025

**Present:** Sh. Deepak, Director alongwith Sh. Subodh Saxena on behalf of promoter.

1. This application is for registration of the project namely; "Ultima Town" an affordable residential plotted colony under DDJAY-2016 on land measuring 5.10 acres situated in the revenue estate of Village Rathdhana, Sector-35, Sonipat. License No. 155 of 2024 dated 17.11.2024 valid up to 16.11.2029 has been granted by Town and Country Planning Department, Haryana in favour of Ultima Realty in collaboration with Ultimate Real Housing Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 01.04.2025:

- i. Collaboration agreement does not show the owner's share which the developer is giving in lieu of development of the said project.
- ii. A Joint undertaking be submitted showing the plots to be allocated in favour of the landowners in lieu of the development of the said land. The same be marked on a separate layout plan also.
- iii. Payment plan is not in order since the time period in which said BBA will be executed is not mentioned.



3. The promoter vide reply dated 08.04.2025 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 0.1556 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 revenue sharing between the landowner/licencee and the promoter in the collaboration agreement, the land owners will get 38% amount from the 30% free account.
  - 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. 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 inches (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.
  - viii. 10 plots of A category (18 to 27) measuring 0.3038 acres and 10 plots of B category (34 to 43) measuring 0.2948 acres as shown mortgaged under IDW and EDC cannot be sold by the promoter without the written consent of DTCP, Haryana and RERA, Panchkula.



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



True copy

  
Executive Director,  
HREERA, Panchkula

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

CA (Seybham)  
  
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