



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 02.04.2025.

Item No. 283.03

(v) Promoter: SMK Infraprojects LLP.

Project : "Green City Uchana" an affordable residential plotted colony (DDJAY-2016) over land measuring 5.343 acres situated in the revenue estate of Village Uchana Kalan, Sector-7, Uchana, Jind.

Temp ID : RERA-PKL-1647-2025

Present: Sh. Tarun Ranga on behalf of the promoter.

1. This application is for registration of a new project namely "Green City Uchana" an affordable residential plotted colony (DDJAY-2016) to be developed over land measuring 5.343 acres situated in the revenue estate of Village Uchana Kalan, Sector-7, Uchana, Jind. License No. 152 of 2024 dated 17.11.2024 has been granted by Town and Country Planning Department which is valid upto 16.11.2029.

2. The application was examined and the following observations were conveyed to the promoter on 19.03.2025:

- i. UDIN not mentioned in the CA certificate submitted at page no. 66.
- ii. LC IV and bilateral agreement not submitted.
- iii. Projected cash flow statements (quarterly) of the proposed project be submitted;
- iv. A certificate from CA that the information provided in A to II Performa is as per the Books of account/Balance sheets of the applicant company.

3. The promoter vide replies dated 25.03.2025 and 31.03.2025 has complied with all the above observations. After consideration, the Authority finds the project fit for registration subject to the following special conditions:



- I. 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 RFP-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.
- II. 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.
- III. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- IV. 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.
- V. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1072 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.
- VI. 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.
- VII. 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 interests of the allottees.
- VIII. Sh. Sudesh Kumar, designated partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.



4. **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.

Done

LA (Monika)