



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 04.06.2025.

Item No. 289.03

(v) Promoter: S Sihag Developers Pvt. Ltd.

Project: "Smart City Uchana" an Affordable residential plotted colony (under DDJAY-2016) on land measuring 15.687 acres situated in the revenue estate of Village Uchana Kalan, sector-6, Uchana, District Jind.

Temp ID : RERA-PKL-1697-2025

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

1. This application is for registration of project namely "Smart City Uchana" an Affordable residential plotted colony (under DDJAY-2016) on land measuring 15.687 acres situated in the revenue estate of Village Uchana Kalan, sector-6, Uchana, District Jind. License No. 153 of 2024 dated 17.11.2024 valid upto 16.11.2029 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 30.05.2025:

- (i) The promoter should state whether entry of license has been made in the revenue records;
- (ii) Duly certified Balance Sheets of the last three years be submitted;
- (iii) Acknowledgement of filing the ITRs by the promoter be submitted;
- (iv) Projected cash flow statements (quarterly) of the proposed project be submitted;
- (v) LC IV and bilateral agreement not submitted;
- (vi) Ownership documents of the project land be submitted;
- (vii) Authorization letter to submit application of registration not submitted;
- (viii) Submit expenditure on the project till the date of application;
- (ix) No default certification submitted by the CA is not in order.



3. The promoter vide reply dated 03.06.2025 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 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.
- 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.
- 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. 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.
- VI. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.313 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.



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



True copy


Executive Director,
HIRERA, Panchkula

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



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