



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 25.06.2025.

Item No. 290.03

(ii) **Promoter: SNG INFRA DEVELOPER.**

Project: "GREENCITY32" an Affordable residential plotted colony (under DDJAY-2016) on land measuring 8.043 acres situated in the revenue estate of Village Majra Gurdas, Sector 32, Rewari.

Temp ID: RERA-PKL-1710-2025

Present: Sh. Jitender Kumar on behalf of the promoter.

1. This application is for registration of project namely "GREENCITY32" an Affordable residential plotted colony (under DDJAY-2016) on land measuring 8.043 acres situated in the revenue estate of Village Majra Gurdas, Sector 32, Rewari. License No. 17 of 2025 dated 29.01.2025 valid upto 28.01.2030 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 17.06.2025:

- i. The promoter should state whether entry of license has been made in the revenue records;
- ii. A brief note regarding the financial and professional/technical capability of the promoter to develop the project be submitted;
- iii. Rep II not in order;
- iv. Permissible/proposed FAR in REP I Part B is not in order;
- v. Payment plan is not in order;
- vi. A joint undertaking that both the landowner/licencees shall deposit the money in the 100% amount be submitted;
- vii. Powers to be delegated to one partner for the execution of conveyance deed (by all the partners);



viii. Allocation of commercial plots to the landowner licencees be submitted in the form of a Joint undertaking;

ix. Page 18 of 'Folder A' is not legible;

x. Expenditure to be made in each quarter not provided in REP I (Part C);

xi. Date of approval of layout plan- mentioned -NA- in REP I (Part C).

3. The promoter vide reply dated 20.06.2025 and 25.06.2025 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. The promoter and landowner/licencees shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 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.
- III. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning.
- IV. That as per the joint undertaking, both the promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- 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. 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.
- VIII. No clause of the Collaboration Agreement/GPA shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter and licensee/landowners should also not execute an addendum to the collaboration agreement/GPA without the prior consent of DTCP Haryana and RERA.
- IX. 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 instalments of the loan received, shall be credited into the 70% RERA Bank Account.
- X. That the promoter shall not sell any part of the commercial site measuring 1053.85 sq. mtrs. unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot saleable area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.
- XI. Sh. Vipin Das shall sign and execute sale deeds/conveyance deeds on behalf of the firm.
- XII. 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.
- XIII. Following plots coming to the share of landowner i.e. Ms. Vijay Indu cannot be put to sale by the promoter:

Sr. No.	Plot No.	Total Plots	Plot Size (Sq. mtrs.)	Total area in sq. mtrs.
1.	14, 16-18	4	73.31	293.24
2.	77-79, 92 & 93	5	105.78	528.90
3.	105-107	3	131.40	394.20
4.	108	1	109.51	109.51
5.	109-114	6	105.85	635.10
6.	142, 143, 145 & 146	4	109.55	438.20
7.	151	1	120.60	120.60
			Total:	2519.75

4. The office is directed to make necessary changes in the A to H.



Handwritten signature/initials

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



True copy

A handwritten signature in blue ink, likely belonging to the Executive Director of HRERA, Panchkula.

Executive Director,
HRERA, Panchkula

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

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