



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 27.08.2025.

Item No. 297.03

(v) **Promoter:** Sun and Sky Developers Private Limited

Project : “Prime City” an Affordable Residential Plotted Colony on land measuring 21.862 acres situated in the revenue estate of Village Palwal and Umri, Sector – 29 & 30, Kurukshetra

Temp ID : RERA-PKL-1754-2025

Present: Sh. Jyoti Sidana on behalf of promoter

1. This application is for registration of the project namely “Prime City” an Affordable residential plotted colony on land measuring 21.866 acres situated in the revenue estate of Village Palwal and Umri, Sector – 29 & 30, Kurukshetra. License No. 97 of 2025 dated 13.06.2025 valid up to 12.06.2030 has been granted by Town and Country Planning Department, Haryana in favour of Sun and Sky Developers Pvt. Ltd. and Greenhomes Infra Developers Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 21.08.2025:

- i. Whether entry of license has been made in revenue record or not.
- ii. REP II is not in order, as the project completion date has not been provided and serial number 3 is missing from the documented sequence.
- iii. The Architectural firm should also submit a list of Professionals engaged and the list of Projects undertaken.
- iv. Fee is deficit by Rs. 36,740/-.
- v. Sale deed of the licenced land be enclosed.

3. Vide reply dated 25.08.2025, the promoter has complied with all the above observations. After examination, the Authority found the project fit for registration subject to following 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 "3x3" (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 within two weeks after their approval by Town & Country Planning Department.
- 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 undertaking both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- vi. The following plots mortgaged under Internal development works by the DTCP shall be kept freezed and will not be sold till they are demortgaged by the office of DTCP and RERA, Panchkula :-

DETAILS OF 20% MORTGAGED AREA AGAINST BG OF EDC AND IDW					
Plot No's	Type	Size (in mts)	Total number	Area (in sq. mts)	Total Area (in sq mts)
01-03	A	6.155 X 10.058	3	61.907	185.721
25, 26, 54-69	B	7.500 X 19.910	18	149.325	2687.850
70-78	C	7.637 X 18.137	9	138.512	1246.610
79-97	D	5.470 X 13.411	19	73.358	1393.805
327-350	J	7.169 X 15.250	24	109.327	2623.854
351-357, 368-376	K	6.964 X 15.250	16	106.201	1699.216
GRAND TOTAL			89		9837.057

- 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. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(l)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) 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.

- ix. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter:-

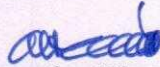
Plot Type	Plot Number	Area of each plot (in sq. mts.)	Total Plots	Total Area (in sq. mts.)
A	1-3	61.907	3	185.721
B	4-69	149.325	66	9855.450
C	70-78	138.512	9	1246.610
D	79-97	73.358	19	1393.805
		Total	97 Plots	12681.59 sq. mts

That the above mentioned plots shall be physically handed over to the landowner/licencees after the issuance of completion certificate by the DTCP, Haryana.

- x. That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.
- xi. Promoter shall get the building plans in respect of commercial site measuring 0.433 acres approved from DTCP, Haryana and submit a copy of the same to the Authority along with deficit fee, if any. Promoter shall also allot commercial plotted area to the landowner before disposing of any part of commercial site.
- xii. Promoter shall intimate to the Authority before taking any loan from any Bank/Financial Institution against the said registered project and thereafter 100% amount of loan taken shall be utilized for development of the project.
5. 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.

STP

CA (Tushar) Tushar