



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 12.11.2025.

Item No. 304.03

(xiv) **Promoter:** SPARV REALTORS PRIVATE LIMITED

Project: "KOHINOOR CITY PHASE II"- An Affordable Residential Plotted Colony under DDJAY on land measuring 12.71875 acres situated in the revenue estate of village Umri Sector 32, Kurukshetra, Haryana

Temp ID: RERA-PKL-1794-2025

Present: Adv. Neeraj Puri on behalf of the promoter.

1. This application is for registration of the project namely "KOHINOOR CITY PHASE II"- an Affordable Residential Plotted Colony under DDJAY on land measuring 12.71875 acres situated in village Umri, Sector 32, Kurukshetra bearing Licence No. 145 of 2025 dated 13.08.2025 which is valid up to 12.08.2030 granted by DTCP in favour of "SPARV REALTORS PRIVATE LIMITED".

2. The application was examined and following observations were conveyed to the promoter on 07.11.2025:

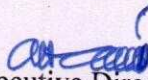
- i. Whether the account mentioned in REP-I (Part D) is 100% or 70%.
- ii. A brief note regarding the financial and professional technical capability of the promoter to develop the project be submitted.
- iii. Document showing the paid up capital.
- iv. Last three year ITR of company.
- v. Non Default Certificate is not in order.
- vi. Form REP-II is not in original.
- vii. Certificate from CA certifying that the details in the A to H form are as per the books of accounts is not in order.
- viii. List of plots falling under 11 KV HT line be submitted



- ix. This office has already registered a project with the name "Kohinoor City" in sector 32, Kurukshetra with a different promoter. Therefore, the promoter should change the name of the project.
3. The promoter vide reply dated 10.11.2025 has complied with the observations mentioned above and the Authority found the project fit for registration subject to the following special conditions:
- The promoter shall submit the details of the 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% account under intimation to the Authority by submitting a copy of the original publication. No RERA account shall be subsequently changed by the promoter without prior permission of the Authority.
 - Promoter shall submit duly approved building plans in respect of commercial site measuring (0.5085 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.
 - Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
 - 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.
 - Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
 - Mr. Sumit Chhabra, Director of the company shall sign and execute sale deeds/conveyance deeds on behalf of the Company.
 - 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.
 - No advertisement/public notice be issued through any medium without affixing the QR code and RC number issued by the Authority. The QR code and RC number 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.
4. The office to make all necessary changes required in Form REP-I
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.

LA-Shally.
Shally
24/11/25

STP on leave.