



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 12.11.2025.

Item No. 304.03

Consideration of the applications received by the Authority for Registration of New Projects.

(i) Promoter: **The Unique Defence Co-Operative Group Housing Society Ltd**
Project: **“The Unique Defence Co-Operative Group Housing Society Ltd”**
on land measuring 2026.28 (Sqr/mtrs) situated in Plot No GH-01
Sector 13-17 HUDA(Now HSVP), Panipat
Temp ID: **RERA-PKL-1824-2025**
Present: **Adv. Tanika, counsel for the Promoter.**

1. An application for registration of the project cited above has been received from the promoter for the land measuring 2026.28 sqm allotted by HSVP on 14.09.2015 bearing allotment letter of group housing site for construction of flats for which building plan has been approved by CTP, HSVP on 10.09.2025.
2. The application was examined and following observations were conveyed to the promoter on 27.10.2025:

- i. Draft Agreement to sell and allotment letter not attached.
- ii. Promoter has not taken approval from agencies concerned with providing facilities with regard to roads, water supply, electricity, sewage disposal and storm water drainage as mentioned in Form REP-I Part-C.
- iii. A brief note regarding the financial and professional technical capability of the promoter to develop the project be submitted.
- iv. Payment plan not enclosed.
- v. No authorization as to who will advertise, market and execute conveyance deed in the project.



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- vi. CA Certificate certifying REP-I Form is not submitted.
- vii. Name and addresses of the contractors, architects, structural engineer concerned with the development of the project be submitted.
- viii. Promoter shall file a statement before the Authority about the funding of the project along with projected cash flow.
- ix. Fee details are not given in REP-I (Part A).
- x. Specifications given in REP I (Part H) are not specific.
- xi. REP-II is not on stamp paper.
- xii. The Cooperative Society should give a list of members registered and the list of Members who are being allotted apartments.
- xiii. CA certificate at CP/54 mentions it as Trust whereas it is a Cooperative Society.

3. The promoter vide reply dated 06.11.2025 and 12.11.2025 has complied with the observations mentioned above.

4. After consideration, the Authority found the project fit for registration subject to the following, special conditions:

- i. 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 flat 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.
- 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 obtain prior approval of the Authority before taking any loan/ financial assistance from any Bank/ Financial Institution against the said registered project.
- iv. No advertisement/public notice be issued through any medium without affixing the QR code and RC number 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. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the members. The Authority retains the power to issue any appropriate orders for protecting the interests of the allottees.
- vi. Sh. Sukhdev Singh Arora shall sign and execute sale deeds/conveyance deeds on behalf of the Cooperative Society.



vii. The promoter shall abide by the terms and conditions of the allotment letter/possession letter and building plan approved by the HSVP.

5. The office is directed to get the necessary corrections done in REP-I (Part A).

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



True copy

akhilesh
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 on leave
LA - AKhil
24.11.2025