



**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 26.11.2025.**

**Item No. 305.03**

(ii) **Promoter:** Jagramm Infratech LLP

**Project:** "Alan City" an affordable residential plotted colony (under DDJAY Policy 2016) on land measuring 8.34375 acres situated in the revenue estate of Village Thana Kalan, Sector 7, Kharkhauda, District Sonipat

**Temp ID:** RERA-PKL-1850-2025

**Present:** Adv. Tarun Ranga on behalf of promoter.

1. This application is for registration of the project namely; "Alan City" bearing license No. 180 of 2025 dated 18.09.2025 valid upto 17.09.2030 granted in favour of Rajender Singh, Narendra Singh Malik in collaboration with Jagramm Infratech LLP for the development of an affordable residential plotted colony (under DDJAY Policy 2016) on land measuring 8.34375 acres situated in the revenue estate of Village Thana Kalan, Sector 7, Kharkhauda, District Sonipat.

2. The application was examined and following observations were conveyed to the promoter on 14.11.2025:

- i. An affidavit that there is no other supplementary agreement except above be submitted.
- ii. A joint undertaking be submitted that the parties shall not alter/change the terms and conditions of Collaboration agreement and GPA without the prior approval of DTCP, Haryana and RERA Panchkula.
- iii. CA certificate is not in order since it is based on the records and documents made available to the CA.
- iv. Yes, should be inserted in the column of demarcation plan in REP I Part E.
- v. Net worth certificates of LLP and Partners be submitted. The promoter should submit the details, size, ownership and complete address of the assets owned by





the partners of the LLP and the LLP itself duly certified by the Chartered Accountant.

- vi. Whether entry of license has been made in the revenue record or not.
- vii. A certificate from CA that the information provided in A to H Performa is as per the Books of account/Balance sheets of the applicant company be submitted.
- viii. Projected cash inflows of the project have not been submitted.
- ix. Authorisation to one of the partners to sign, execute conveyance deed/sale deed has not been submitted.
- x. Last 3 years ITRs of LLP are not submitted.
- xi. REP-II clause 10 is not in order, neither it is notarised.

3. The promoter vide replies dated 24.11.2025 and 26.11.2025 has complied with all the observations mentioned above.

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

- i. Both the promoter and landowner/licencee i.e., Sh. Rajender Singh shall comply with the provisions of section 4(2)(1)(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 Form REP I.
- ii. That following plot coming to the share of landowner/licencee Sh. Rajender Singh cannot be put to sale by the promoter, however can be sold by the Landowner:

Plot No.	Area in sq. mtrs.
40	118.13
43	130.50
44	130.50
45	130.50
46	130.50
59	130.50
60	130.50
61	130.50
62	130.50
68	108.82
<b>Total</b>	<b>1270.95</b>

- iii. As per collaboration agreement between landowners/licencee i.e., Sh. Narender Singh Malik and the promoter, Sh. Narender Singh Malik will get 73% of sale proceed against the sale of plots from the 30% free account.
- iv. That as per the joint undertaking dated 22.11.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- v. That as per joint undertaking cum affidavit dated 22.11.2025, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter should also not execute any addendum to the collaboration agreement subsequently.





- vi. 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.
- vii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.2155 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.
- viii. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.
- ix. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- x. 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.
- xi. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- xii. Sh. Navneet Malik, one of the partners of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- xiii. 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.
- xiv. 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.
- xv. No advertisement/public notice be issued through any medium without affixing the QR code and RC number alongwith its validity 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 and the QR code should be affixed on the top right corner.

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



True copy

*[Signature]*  
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- Shubham  
*[Signature]*  
28/11

STP

*[Signature]*  
28/11

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