



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 29.10.2025.

Item No. 303.03

(ii) **Promoter:** Shubhashok Infra Glow LLP.

Project: "Ashoka City" an Affordable residential plotted colony under DDJAY-2016 on land measuring 11.86875 acres situated in the revenue estate of Village Rathdhana, Sector 27, Sonipat.

Temp ID: RERA-PKL-1823-2025.

Present: Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; "Ashoka City" bearing license No. 35 of 2025 dated 24.03.2025 valid upto 23.03.2030 granted in favour of Shubhashok Infra Glow LLP for the development of an Affordable residential plotted colony under DDJAY-2016 on land measuring 11.86875 acres situated in the revenue estate of Village Rathdhana, Sector 27, Sonipat.

2. The application was examined and following observations were conveyed to the promoter on 17.10.2025:

- i. ITRs of the LLP for the year 2023-24 has not been submitted.
- ii. Networth certificate of partners and LLP has not been submitted.
- iii. Copies of LC-IV and Bilateral Agreement has not been submitted.
- iv. Whether the entry of license has been made in revenue record or not.
- v. Brief note on technical and financial capability of the promoter to develop the project has not been submitted.
- vi. List of Professionals/technical persons engaged by the Promoter company to execute the development works along with their experience may be submitted.
- vii. Approval letter of zoning plan has not been submitted.
- viii. Fee is deficit by ₹638/-.



3. The promoter vide reply dated 28.10.2025 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 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.
- ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.42648 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.
- 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 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.
- v. Promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- vi. Sh. Ashok Kumar, one of the partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- vii. 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.
- viii. 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.
- ix. 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.

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

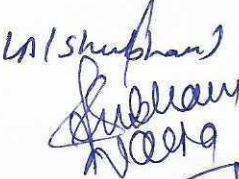


True copy


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


10/11