



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.12.2025.**

**Item No. 308.03**

(ii) **Promoter:** Prima Life Spaces Pvt. Ltd.

**Project:** "Prima City" an affordable residential plotted colony under DDJAY being developed over an area measuring 5.725 acres situated in the revenue estate of Village Sunari Kalan, Sector 22A, Rohtak.

**Temp ID:** RERA-PKL-1879-2025.

**Present:** Sh. Vikas Kharb and Sh. Mukesh Kumar on behalf of promoter.

1. This application is for registration of the project namely; "Prima City" bearing license No. 141 of 2025 dated 08.08.2025 which is valid upto 07.08.2030, granted by the Town and Country Planning Department, Haryana in favour of Prima Life Spaces Pvt. Ltd for the development of an affordable residential plotted colony under DDJAY over an area measuring 5.725 acres situated in the revenue estate of Village Sunari Kalan, Sector 22A, Rohtak.

2. The application was examined and following observations were conveyed to the promoter on 12.12.2025:

- i. Land utilization table in REP-I Part C is incorrect.
- ii. Address of person operating escrow account in REP-I part D has not been submitted.
- iii. Date of completion in REP-I and REP-II is different.
- iv. Registration fee is deficit by Rs 12,039/-
- v. Projected cash inflows of the project have not been submitted.
- vi. Last 3 years ITRs of the company and directors have not been submitted.
- vii. Payment plan as per RERA Act and rules has not been submitted.
- viii. Brief note on technical and financial capability of the promoter to develop the project has not been submitted.





- ix. List of Professionals/technical persons engaged by the Promoter company to execute the development works along with their experience may be submitted.
  - x. Ownership documents of the proposed project be submitted.
  - xi. The registration application has not been signed by the Authorised signatory.
3. The promoter vide replies dated 17.12.2025 and 22.12.2025 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. 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 0.229 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 obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
  - vi. 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.
  - vii. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I.
  - viii. The payment plan approved in REP-I, having quantum of all other charges to be paid by the allottee till the grant of Possession should be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
  - ix. 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



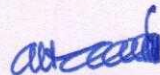


QR code and RC number should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter and the QR code should be affixed on the top right corner.

5. The office is directed to update the Date of completion in Form REP-I Part C as 07.08.2030.
6. **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  
(on leave).

CA-Shybam  
(on leave)  29/12