



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 24.12.2025.

Item No. 308.03

(v) **Promoter:** Ambarvan Homes LLP.

Project: "Tarang Atlantis" a group housing colony (under left over pocket policy) on land measuring 1.125 acres (having an FAR of 15827.743 sq mtrs.) situated in the revenue estate of Village Itmadpur, Sector 31, Faridabad, Haryana..

Temp ID: RERA-PKL-1898-2025.

Present: Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; "Tarang Atlantis" bearing License No. 267 of 2023 dated 27.12.2023 valid upto 26.12.2028, granted by Town and Country Planning Department, Haryana in favour of "The General Rubber Company Pvt. Ltd." and "Green Apple Buildcon Pvt. Ltd." in collaboration with Ambarvan Homes LLP.
2. The promoter had earlier approached the Authority vide Temp ID 1762-2025 whereby following shortcomings were conveyed to the promoter vide letter dated 27.11.2025:
 - i. The promoter should apply for FAR of the project instead of land area of the project.
 - ii. No clear authority in favour of Sh. Sharad Singhal to apply for RERA registration as the Authority relates to UP, RERA.
 - iii. REP-I part D should reflect the details of 100% collection account.
 - iv. Specifications of construction provided in REP-I part H and at page no. 64 are contradictory.
 - v. At page no. 76, the promoter has certified that the project is an ongoing project however, application for registration has been filed as new project. License from DTCP Haryana has also been granted in 2023. A clarification in this regard is needed.



- vi. The Temp Id and other details mentioned at page no. 76 of the file are not reconciling from the details submitted in REP-Form.
 - vii. Payment plan is not as per RERA Act and rules
 - viii. Copies of LC-IV and Bilateral agreement be submitted.
 - ix. Consideration model in the collaboration agreements of the licencees is not clear.
 - x. An undertaking be submitted that the 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.
 - xi. An undertaking will be required that the promoter and landowners shall be jointly and severally liable under the provisions of RERA Act/Rules
 - xii. Ownership documents of the proposed project be submitted.
 - xiii. Net worth certificates of partners of LLP and LLP itself be submitted.
 - xiv. A complete list of apartments along with their carpet area and unit area be submitted.
 - xv. Brief note on financial capability of the promoter to develop the project be submitted.
 - xvi. Documents submitted at CP-86/87 and 88 are not legible.
3. The promoter vide reply dated 02.12.2025 had complied with the observations mentioned above except at serial no. ii and ix. Sh. Jyoti Sidana appearing on behalf of promoter was apprised about the above deficiencies.
4. Since the deficiencies mentioned at serial no. ii and ix were not complied, therefore, on 03.12.2025, the application filed by the promoter was returned with a liberty to file afresh.
5. The promoter has applied afresh vide Temp Id-1898-2025 vide which deficiencies mentioned at serial no. (ii) and (ix) have also been complied by the promoter by submitting authority in favour of Sh. Sharad Singhal to apply for RERA registration and joint undertakings in compliance of condition no ix allotting plots to the licensee companies in view of consideration for development of the said project. Revised payment plan (indicating charges payable at the time of possession) has also been submitted by the promoter vide reply dated 22.12.2025.
6. After consideration, the Authority found the project fit for registration subject to the following special conditions:
- i. Both the promoter and landowner/licencees shall comply with the provisions of section 4(2)(I)(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/licencees cannot be put to sale by the promoter, however can be sold by the Landowner:



The General Rubber Company Pvt. Ltd.

Unit Type	Unit No.	Tower/Floor	Total Units	Carpet Area (In sqm)	Estimated value of the Units Allocated
Flat	1205	Tower-A 12 th Floor	1	92.574	Rs. 10,00,00,000/-
Flats	12A01	Tower-A 13 th Floor	5	94.964	
	12A02			94.964	
	12A03			99.015	
	12A04			94.964	
	12A05			94.964	
Flat	1205	Tower-B 12 th Floor	1	92.574	
Flat	12A01	Tower-B 13 th Floor	1	94.964	
Total			8 Units	758.983 Sqm	

The Green Apple Buildcon Pvt. Ltd.

Unit Type	Unit No.	Tower/Floor	Total Units	Carpet Area (In sqm)	Estimated value of the Units Allocated
Flats	12A02	Tower-B 13 th Floor	1	94.964	Rs. 5,00,00,000/-
	12A03		1	99.015	
	12A04		1	94.964	
	12A05		1	94.964	
	Total		4 Units	383.907 Sqm	

- iii. That as per the joint undertaking dated 06.12.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- iv. 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 flats/units 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.
- v. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.



- vi. 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.
 - vii. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
 - 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. 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.
 - x. 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.
 - xi. 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.
 - xii. Sh. Sharad Singhal, one of the partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
 - xiii. 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.
 - xiv. 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 the top right corner 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.
7. The office is directed to update the FAR of 15827.436 sq mtrs. in land area of the project under Form REP-I Part B (instead of 1.125 acres) and the bank account detail in Form REP-I Part D as 166005001009.
8. **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.

STP
(on leave)

LA-Shubham
(on leave)

[Signature]
29/12