



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

(xi) Promoter: Shri Shyam Developer

Project: "Marina Walk" an Affordable Residential Plotted Colony under the Deen Dayal Jan Awas Yojna on land measuring 16.4875 Acres situated in the revenue estate of Village Telipura & Jagadhari, Sector-28 Yamunanagar..

Temp ID: RERA-PKL-1882-2025.

Present: Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of project namely "Marina Walk" an Affordable Residential Plotted Colony under the Deen Dayal Jan Awas Yojna on land measuring 16.4875 acres situated in the revenue estate of Village Telipura & Jagadhari, Sector-28 Yamunanagar bearing License No. 191 of 2025 dated 09.10.2025 valid upto 08.10.2025 which has been granted by Town and Country Planning Department, Haryana to Shri Shyam Developer, Sh. Jagbir Singh S/o Sh. Balbir Singh, Sh. Inderjeet S/o Sh. Charanjeet Singh, Sh. Raghav Dua S/o Sh. Anil Kumar Dua in collaboration with Shri Shyam Developer.

2. The application was examined and following observations were conveyed to the promoter on 24.10.2025:

- i. Copies of sale deed are not legible. Copies of the same be re submitted
- ii. Reference of Pg 61-63 not clear.
- iii. Net worth certificate of the firm not submitted.
- iv. Registration fee is deficit by ₹17,273/-
- v. Detail of investment made while forming firm is not disclosed.
- vi. The Payment Plan does not include the quantum of all other charges to be paid by the allottee till the grant of possession.



3. The promoter vide reply dated 22.12.2025 and 24.12.2025 has complied with all the above observations. After consideration, the Authority finds 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 size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in Hindi) 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 the prior permission of the Authority.
- ii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning department.
- iii. 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.
- iv. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The RC number and 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 and the QR code should be affixed on the top-right corner.
- v. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- vi. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.581 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.
- vii. That as per the joint undertaking dated 20.11.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- 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 as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter has not to execute any addendum to the collaboration agreement in future.
- x. That both the Promoter and landowner/ licensee(Jagbir Singh Dhanoa) shall comply with the provisions of section 4(2)(L)(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 realised from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank.



- xi. That as per the revenue sharing between the landowner/licencees (Sh. Inderjeet Singh & Sh. Raghav Dua) and the promoter in the collaboration agreement, the land owners will get 32.96% amount from the 30% free account.
- xii. 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.
- xiii. Sh. Parveen Kumar (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the Partnership Firm.
- xiv. 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.
- xv. 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 REP-I.
- xvi. The following plots mortgaged under Internal development works and External Development Charges by the DTCP shall be kept freezed and will not be sold till they are demortgaged by the office of DTCP and RERA, Panchkula

Plot No.	Plot Type	Area in Sqm	No. of Plots	Total Area (In Sqm)
235 to 256	M	137.187	22	3018.114
226 to 229	O	142.500	4	570.000
221, 222	N	142.522	2	285.044
76, 79	A	131.536	2	263.072
116A, 121, 125, 126	B	149.62	4	598.480
87, 97A, 11A	C1	146.360	3	439.080
40F	E1	149.923	1	149.923
37, 38, 39	F	144.342	3	433.026
170, 175, 177, 178, 179, 181	H1	135.272	6	811.632
149, 150, 151	J1	134.096	3	402.288
223, 224, 225	N1	117.317	3	351.951
234	P1	97.999	1	97.999
233	P2	94.865	1	94.865
232	P3	91.727	1	91.727
231	P4	88.880	1	88.880
230	P5	86.505	1	86.505
		Total	58	7782.586 Sqm

- xvii. That following plots coming to the share of landowner/licencee cannot be put to sale by the promoter, however can be sold by the Landowners, i.e., Jagbir Singh Dhanoa.

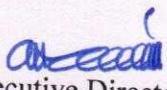


Plot Type	Plot Number	Area of Each Plot	Total Plots	Total Area (In Sqm)
D	8,9,10,14,15,18, 19,20	146.205	8	1169.640
F	26, 29, 33, 34, 36	144.342	5	721.710
E	42	128.518	1	128.518
G	47	149.711	1	149.711
C	58,60,61,70,71, 72	150.000	6	900.000
A1	73,74,75	149.990	3	449.970
A	80,81,82,83,84	131.536	5	657.680
C1	104,105	146.360	2	292.720
B	122, 123, 124	149.620	3	448.860
J	138	102.537	1	102.537
H	163,164	112.767	2	225.534
H1	169	135.272	1	135.272
		Total	38 Plots	5382.152 Sqm

4. **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).

LA-Dh/suv
