



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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

(xiv) Promoter: Vishvadharam Estate LLP

Project: "GREEN CITY PHASE II" An Affordable Residential Plotted Colony on land measuring 17.2875 acres (in addition to licence no. 126 of 2023 dated 15.06.2023) situated in revenue estate of village Bir, Sector-39, Hisar

Temp ID: RERA-PKL-1840-2025.

Present: Adv. Neeraj Puri on behalf of the Promoter.

1. This application is for registration of the project namely "GREEN CITY PHASE II" an Affordable Residential Plotted Colony on land measuring 17.2875 acres (in addition to licence no 126 of 2023 dated 15.06.2023) situated in the revenue estate of village Bir, Sector-39, Hisar, Haryana bearing License No 177 of 2025 dated 18.09.2025 valid upto 17.09.2030, granted by Town and Country Planning Department in favour of Vishvadharam Estate LLP and Smt. Nirmala Devi W/o Sh. Shyam Sunder Goyal in collaboration with Vishvadharam Estate LLP

2. The application was examined and following observations were conveyed to the promoter vide letter dated 18.12.2025

- i. Payment plan does not include the quantum of all other charges to be paid by the allottees till the grant of possession.
- ii. Language of Net Worth certificate is not in order .
- iii. Complete details/ addresses of the fixed assets of the Partners be submitted.
- iv. Are there any changes in the existing Layout plan,(if yes) 2/3rd consent of the existing allottees be obtained.



3. Vide letter dated 19.12.2025, the promoter has complied with all the above 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 0.3460 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 of the colony 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. 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. The QR code and RC number should be affixed on the top right corner.

- VIII. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter have not to execute an addendum to the collaboration agreement in future.
- IX. 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.
- X. Both the Promoter and landowner/ licencees 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 as mentioned in REP I.
- XI. That as per the joint undertaking dated 13.11.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- XII. Mr. Sanjay Satrodia (one of the partners) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- XIII. 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.
- XIV. 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.
- XV. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter and can be sold by the landowners only:

XVI. Residential Units				
Sr. No	Block	Plot's No	Plot Area (Sq. Mtr)	Total Plot Area (Sq mts.)
1	J	20-35	108.42	1734.72
2	K	2	109.4	109.4
3	K	8-9	109.4	218.8



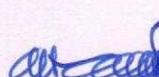
4	K	11	109.4	109.4
5	L	5-8	112.53	450.12
6	M	1-4	134.32	537.28
7	N	47-63	143.64	2441.88
8	N	93-108	143.64	2298.24
9	O	13-18	95.93	575.58
10	O	37-44	95.93	767.44
11	P	15-21	144.77	1013.39
12	Q	15-32	112.94	2032.92
Total		100		12289.17

Commercial Units		
Sr. No	Plot Area (Sq. Mtrs)	Total Plot Area (Sq. Mtrs)
DSS 1	29.190	29.190
SCO 1	65.490	65.490
SCO 2	65.490	65.490
Total Area		160.17

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
(on leave).

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30/12/15