



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 03.12.2025.

Item No. 306.03

Consideration of the applications received by the Authority for Registration of New Projects.

(i) 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 15827.436 sq mtrs.) situated in the revenue estate of Village Itmadpur, Sector 31, Faridabad, Haryana.

Temp ID: RERA-PKL-1762-2025.

Present: Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; "Tarang Atlantis". License No. 267 of 2023 dated 27.12.2023 valid upto 26.12.2028 has been 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 application was examined and following observations were conveyed to the promoter on 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.

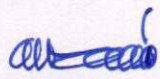
3. The promoter vide reply dated 02.12.2025 has complied with the observations mentioned above except at serial no. ii and ix. Sh. Jyoti Sidana appearing on behalf of promoter was apprised about the above deficiencies.

4. Since the deficiencies mentioned at serial no. ii and ix have still not been complied therefore, the application filed by the promoter is hereby returned with a liberty to file afresh. The registration fee deposited by the applicant will be adjusted in the fresh application after deduction of 5% processing fee. Since the project has not been registered therefore, the promoter is directed not to advertise, book, sell any floor/apartment in the project.

5. Disposed of.

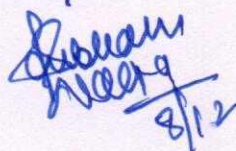


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Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

LA-Shubham


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