



**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 07.01.2026.

**Item No. 309.03**

(ii) **Promoter:** Box Hive Innovation Pvt. Ltd..

**Project:** “Green Homes B R” an Affordable residential plotted colony under DDJAY-2016 on land measuring 6.9375 acres situated in the revenue estate of Village Khera Markanda, Sector-11, Kurukshetra.

**Temp ID:** RERA-PKL-1886-2025.

**Present:** Sh. Jyoti Sidana (Authorised Representative).

1. This application is for registration of the project namely; “Green Homes B R” an Affordable residential plotted colony under DDJAY-2016 on land measuring 6.9375 acres situated in the revenue estate of Village Khera Markanda, Sector-11, Kurukshetra for which license No. 156 of 2025 dated 27.08.2025 valid upto 26.08.2030 has been granted by Town and Country Planning Department, Haryana in favour of Sh. Chirag Chopra and Kashish Chopra in collaboration with Box Hive Innovation Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 15.12.2025:

- i. No authority of any person to apply for RERA registration.
- ii. Payment plan as per RERA Act and rules has not been submitted.
- iii. Net worth certificates of directors have not been submitted.
- iv. Balance sheets for the last three years be submitted.
- v. Gist highlighting important clauses of Collaboration agreement and GPA be submitted.
- vi. Paid up capital of the company is inadequate.
- vii. 3 years ITRs of company have not been submitted.
- viii. The net worth certificate does not mention the value of the amount mentioned.





3. The promoter vide replies dated 02.01.2026 and 07.01.2026 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. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. The promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- iv. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- v. That the Promoter shall not sell any part of the commercial site measuring 0.277 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 75% of the commercial plotted area to the landowners ( with mutual consent) before disposing of any part of the commercial site. A copy of joint agreement should also be submitted to the Authority.
- 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. 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 QR code, RC number alongwith validity should 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.
- viii. That as per the joint undertaking dated 27.11.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- ix. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/ modified. The promoter shall also not execute any addendum to the collaboration agreement in future.
- x. 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.

- xi. 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.
- xii. 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.
- xiii. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter, however can be sold by the Landowner:

Sr. No.	Landowner	Plot No.	Total No. of Plots	Total Area in Sq. Mts.
1.	Sh. Chirag Chopra	29 to 32 37 to 40 50 to 53 56 to 62 66 to 71 75 to 79 83 to 91 92 to 94 96 and 97	44	5772
2.	Sh. Kashish Chopra	03 to 06 10 to 12 15 to 17 21 to 28 33 and 34 41 to 44 72 to 74 98 to 101 102 to 109 112 to 115	43	5894
Total			87	11666

4. File be consigned to record room after issuance of registration certificate.  
Disposed of.



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

LA (Kakul)

*[Signature]*  
12/01

*[Signature]*  
12/1/26

*[Signature]*