



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 07.01.2026.

Item No. 309.03

(iii) **Promoter:** M/s SBK Realty.
Project: "SBK Greens" an Affordable Residential Plotted Colony under (DDJAY-2016) on land measuring 8.0375 acres situated in the revenue estate of Village Dhod Kheri, Sector-36, Kaithal being developed by M/s SBK Realty.
Temp ID: RERA-PKL-1905-2025.

Present: Adv. Tarun Ranga on behalf of the promoter.

1. This application is for registration of project namely "SBK Greens" an Affordable Residential Plotted Colony under (DDJAY-2016) on land measuring 8.0375 acres situated in the revenue estate of Village Dhod Kheri, Sector-36, Kaithal bearing License No. 173 of 2025 dated 18.09.2025 valid upto 17.09.2030 granted by Town and Country Planning Department, Haryana to Punit Khurania in collaboration with M/s SBK Realty.

2. The application was examined and following observations were conveyed to the promoter on 24.12.2025:

- i. The Payment Plan does not include the quantum of all other charges to be paid by the allottee till the grant of possession.
- ii. REP-II form is not on ₹100 stamp paper.
- iii. Whether entry of the licence made in revenue record or not.
- iv. An undertaking from the promoter be sought that both the promoter and the licensee/landowners shall be jointly and severally liable under the provisions of the RERA Act/Rules.
- v. A joint undertaking be submitted that the parties shall not alter/change the terms and conditions of Collaboration agreement and GPA without the prior approval of DTCP, Haryana and RERA Panchkula.
- vi. Projected cash flow statements (quarterly) of the proposed project be submitted.
- vii. General Power of attorney between Puneet Khurania and Rajesh Khurania not submitted.
- viii. A joint undertaking be submitted that who shall execute conveyance deed.



- ix. Reasons for revision in Layout-cum-Demarcation Plan be submitted.
- x. Nature of SBK Realty is not clear.
- xi. Reasons for getting the revised Layout Plan dated 28.11.2025 be submitted. If the promoter has sold any plot from the date of licence till 28.11.2025 then 2/3rd consent of the allottees be submitted. This statement should be in the form of an Affidavit.

3. The promoter vide replies dated 05.01.2026 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. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.255 acres to the Authority along with deficit fee, if any within 15 days after the approval by Town & Country Planning department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- 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.



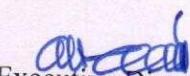
- vii. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code, RC number alongwith validity should also be affixed on the top-right corner on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
- viii. That as per the joint undertaking dated 03.01.2026, 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. 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. 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.
- xii. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- xiii. The plots coming to the share of the landowner and sold by the Promoter shall not be sold at a price lower than the price at which the developer is selling its corresponding plots.
- xiv. That as per the revenue sharing between the landowner/licencee and the promoter in the collaboration agreement, the land owners will get 70% amount from the 30% free account
- xv. Sh. Shivam Khurania(Proprietor) shall sign and execute sale deeds/conveyance deeds on behalf of the Proprietorship Firm.

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

Disposed of.

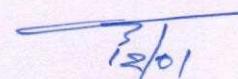


True copy


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


12/1/26

(A. Dhyani)
12/1/26

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