



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

(v) **Promoter:** Vision Pride Infratech Pvt. Ltd.

Project: “Vision Pride Green” an Affordable residential plotted colony under DDJAY-2016 on land measuring 6.81 acres situated in the revenue estate of Village Garh Shahjahanpur, Sector-17, Sonipat..

Temp ID: RERA-PKL-1903-2025.

Present: Sh. Arvind Kumar (Director) and Sh. Tarun Ranga (Counsel).

1. This application is for registration of the project namely; “Vision Pride Green” an affordable residential plotted colony under DDJAY-2016 on land measuring 6.81 acres situated in the revenue estate of Village Garh Shahjahanpur, Sector 17, Sonipat, for which license No. 246 of 2023 dated 15.11.2023 valid upto 14.11.2028 was granted by Town and Country Planning Department, Haryana in favour of TDI Realcon Pvt. Ltd (after migration from License No. 1281-1282 of 2006 granted for setting up of a group housing). The Director of Town & Country Planning, Haryana, vide orders dated 09.05.2025 transferred the license in favour of Vision Pride Infratech Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 30.12.2025:

- i. Projected cash inflows of the project have not been submitted.
- ii. ITRs of company for the year 2022-23 be submitted.
- iii. Last 3 years ITRs of the directors have not been submitted.
- iv. Payment plan as per RERA Act and rules has not been submitted.
- v. Brief note on financial capability of the promoter to develop the project has not been submitted.



- vi. List of Professionals/technical by the Promoter Company to persons engaged execute the development works along with their experience may be submitted.
- vii. Net worth certificates of directors and company be submitted.
- viii. Whether entry of licence has been made in the revenue record or not.
- ix. Since the licence has been migrated- (earlier liabilities if any of the earlier licence No. 1281-82 of 2006) be intimated;
- x. Whether any third party rights have been created in the said licence till date;
- xi. The promoter should also incorporate the quantum of all the charges to be paid by the allottees till the grant of possession in the payment plan;
- xii. Letter of approval of revised layout plan dated 29.10.2025 be submitted.

3. The promoter vide letters dated 06.01.2026 and 07.01.2026 has complied with all the above-mentioned deficiencies.

4. 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 0.273 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 and RC number should also be affixed on the top-right corner on all the



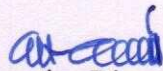
documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.

- viii. 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 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.
 - x. Since the Promoter, as per the disclosed payment plan, will receive up to ninety percent (90%) of the total sale consideration within twenty-four (24) months from the date of the booking amount, the Promoter shall be obligated to deliver possession of the plot to the Allottees within twenty-four (24) months from the date of booking amount after obtaining completion certificate, failing which the Promoter shall be liable to pay compensation to the allottee after a period of 24 months as per RERA Act/Rules. This clause should be inserted in the BBA.
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.

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