



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 25.02.2026.

Item No. 314.03

(iii) Promoter: Arora Industrial Park Private Limited.

Project: "Arora Industrial Park" an Industrial Plotted Colony on additional land measuring 4.18125 acres in addition to License no. 94 of 2023 for an area of 25.34347 acres situated in the revenue estate of Village Kundli, Sector 47, Sonipat

Temp ID: RERA-PKL-1758-2025.

Present: Ms. Mona Sharma on behalf of promoter.

1. This application is for registration of the project namely; "Arora Industrial Park". License No. 44 of 2025 dated 28.03.2025 valid upto 27.03.2030 was granted for an area of 4.18125 acres in favour of SPJ Promoters Pvt. Ltd., Smt. Urmila in collaboration with SPJ Promoters Pvt. Ltd. Vide DTCP order dated 04.09.2025, it was observed that all permissions for the licenses granted in favour of SPJ Promoters Pvt. Ltd. are considered in favour of ALC Arora Industrial Park Pvt. Ltd. This license has been granted in addition to License no. 94 of 2023 for an area of 25.34347 acres which is registered by the Authority vide registration no. HRERA-PKL-SNP-506-2023 dated 05.10.2023 valid upto 26.04.2028. Further, the Authority vide its orders dated 26.11.2025 (Item No. 305.19) has taken on record the change in the plot sizes due to revision in layout plan along with the new name and address of the company. Now, the promoter has proposed to register 4.18125 acres by proposing same date of completion, name of the project and RERA bank account as in the earlier registered project. Therefore, the case is being considered for grant of supplementary registration.

2. The application was examined and following observations were conveyed on 12.02.2026: -

i. ITRs of directors for last 3 years have not been submitted.



- ii. Borad Resolution authorizing Sh. Rajesh Arora does not mention clear authority to apply for registration.
- iii. Statement regarding the income of the promoter and the taxes paid in the last three years be submitted.
- iv. Payment plan at Pg-371 is not in order. 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.
- v. Details of plots/apartments in REP-I part C are incorrect.
- vi. No default certificate from CA has not been enclosed.
- vii. Certificate from CA be submitted that the information provided in A to H is as per books of accounts.
- viii. Changes on layout plan be marked on revised Layout Plan.
- ix. Registration fee is deficit by ₹ 59,053/-

3. Vide reply dated 19.02.2026 and 25.02.2026, the promoter has complied with all the deficiencies.

4. After consideration, the Authority finds the project fit for grant of supplementary 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. Promoter shall submit a copy of revised service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. Promoter shall also submit a copy of revised 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 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.
- vi. That any change in the communication address shall 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.



- vii. That as per the joint undertaking dated 24.09.2025, both the landowner/licencee and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- viii. That as per the joint undertaking dated 24.09.2025, the balance payment payable to the landowner/licencee as per the collaboration agreement, shall be paid from the 30% free account.
- ix. That as per joint undertaking dated 24.09.2025, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter should also not execute any addendum to the collaboration agreement subsequently.
- x. Both the promoter and landowner/licencee 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 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. That following plots coming to the share of landowner Smt. Urmila Bansal cannot be put to sale by the promoter, however can be sold by the Landowner.

Sr. No.	Plot No.	Area
1	25	1185.6721 sq. yards.
2	26	986.6609 sq. yards.

5. Further, since the promoter has submitted standard design of SCOs for commercial sites I and II measuring 1.30 acres and 0.1089 acres, the Authority decides to take on record the same and it may be uploaded on the web portal of the Authority. The Authority further grants the promoter, the permission for sale of commercial sites.

6. Necessary corrections be done in Form REP-I (Part A and C) as per reply dated 19.02.2026. Payment plan be uploaded on the web portal.

7. The following documents be uploaded by the office on the web portal along with the supplementary registration: -

- Form A to H.
- Form Rep II.
- Revised Layout Plan.

8. After issuance of supplementary registration certificate, the Temp Id 1758-2025 shall stand 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.

LA-Skyham


6/3/26

STP

