



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

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

- (v) **Promoter:** KK Dhanuka Estates Pvt Ltd.
Project: "Aarambh Greens" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 11.19375 acres situated in the revenue estate of Village Thana Kalan, Sector-7, Kharkhauda, District Sonipat
Temp ID: RERA-PKL-1950-2026.
Present: Sh. Atul Aggarwal Director alongwith Sh. Aakash Gupta, Manager Legal.

This application is for registration of the project namely; "Aarambh Greens". License No. 02 of 2026 dated 06.01.2026 valid upto 05.01.2031 for an area measuring 5.76875 and License No. 107 of 2025 dated 27.06.2025 valid upto 26.06.2030 for an area measuring 5.425 acres, total measuring 11.19375 acres has been granted in favour of KK Dhanuka Estate Pvt. Ltd..

2. The application was examined and following observations were conveyed to the promoter on 18.02.2026:-

- i. *Date of approval of building plans is mentioned as 06.01.2026, however it is a plotted colony.*
- ii. *Address of person operating escrow account in Part D has not been submitted.*
- iii. *The Payment Plan at page 133 is not in order and also does not include the quantum of all other charges to be paid by the allottee till the grant of possession.*
- iv. *No clear authority in favour of Sh. Atul Agarawal to apply for RERA registration.*
- v. *Whether entry of Licence has been made in the revenue record or not.*



- vi. *ITRs of directors and company for the last 3 years have not been submitted.*
- vii. *Net worth Certificates of directors and company have not been submitted.*
- viii. *Registration fee is deficit by Rs. 40,050/-*
- ix. *Brief note on financial and technical capability of the promoter has not been submitted.*
- x. *List of Professionals/technical persons engaged by the Promoter company to execute the development works along with their experience may be submitted.*
- xi. *C.A. Certificate be submitted that information provided in Form REP-1 Part A to H is as per books of accounts of the Company.*
- xii. *Permission relating to construction of culvert be submitted.*

3. The promoter vide replies dated 23.02.2026 and 25.02.2026 has complied with all the observations mentioned above.

4. After consideration, the Authority found 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. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.44196 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.
- v. 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.
- vi. 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.
- vii. 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.

- viii. 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.
5. The office is directed to update REP-I (Part C & D) as per reply dated 23.02.2026. Payment Plan be also uploaded online on the web portal.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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.

CA-Shubham

STP

5/3/26

Shubham
6/3