



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, hrerapkl-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 04.02.2026.

Item No. 312.03

(iv) **Promoter:** Mrida Express City LLP.

Project: "Avani Experia" an affordable residential plotted colony (under DDJAY Policy 2016) on land measuring 5.75625 acres situated in the revenue estate of village Rathdhana, Sector 33, Sonipat.

Temp ID: RERA-PKL-1934-2026.

Present: Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; "Avani Experia". License No. 244 of 2025 dated 05.12.2025 valid upto 04.12.2030 has been granted by Town and Country Planning Department, Haryana in favour of Mrida Express City LLP and LFC Info Tech Pvt. Ltd. in collaboration with Mrida Express City LLP.
2. The application was examined and following observations were conveyed to the promoter on 29.01.2026:
 - i. Board Resolution authorising Sh. Amit Jain is not filed in original.
 - ii. Payment plan at page 90 is not in order.
 - iii. Joint undertaking submitted at Page No. 76 to 78 is neither notarized nor it is in original.
 - iv. The promoter should submit the details, size, ownership and complete address of the assets owned by the partners of the LLP and the LLP itself duly certified by the Chartered Accountant.
 - v. ITRs of LLP be submitted.
 - vi. Board resolution at CP/63-authorising Sh. Amit Jain to file RERA registration should be in original.
3. The promoter vide reply dated 03.02.2026 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 0.2244 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.
- ix. That as per the revenue sharing between the landowner/licencee company and the promoter in the collaboration agreement, the landowner company will get 25% net profit from the sale proceeds from the 30% free account.
- x. That as per joint undertaking cum affidavit dated 31.01.2026, both the landowner/licencee company and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.



- xi. That as per joint undertaking cum affidavit dated 31.01.2026, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter should also not execute any addendum to the collaboration agreement in future.
5. Payment Plan be 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.

STP


17/02

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