



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 11.02.2026.

Item No. 313.03

(ii) **Promoter:** Shubhashok Infra Grow LLP.

Project: "Ashoka Greens" an affordable residential plotted Colony to be developed over an area measuring 5.006 acres situated in the revenue estate of Village Rathdana, Sector-33, Sonapat.

Temp ID: RERA-PKL-1937-2026.

Present: Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of the project namely; "Ashoka Greens". License No. 37 of 2022 dated 07.04.2022 has been granted by Town and Country Planning Department, Haryana in favour of Rajkot Buildwell Pvt. Ltd. C/o Jindal Reality Ltd. The Director, Town & Country Planning, Haryana, vide orders dated 08.07.2025 has transferred the said license in favour of Shubhashok Infra Grow LLP.

2. The application was examined and following observations were conveyed to the promoter on 28.01.2026:

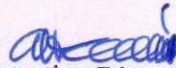
- i. Phone number of both the Partners is same in REP-1 Part A.
- ii. No-default C.A. certificate is not in order. (CP/47-48).
- iii. At Page 57, extension charges and IFMS charges mentioned in Note 1 & 2 of the Payment Plan are too high. Payment plan is not in order.
- iv. As per land schedule, some part of the project land has been mortgaged against IDW. The Promoter should submit the list of plots falling under mortgaged land and should also mark the same on the approved layout plan.
- v. Legible copy of approved layout plan be submitted.
- vi. Blank Page has been signed, i.e., Page-67.
- vii. Since the licence has been transferred, earlier liabilities if any, be intimated;
- viii. Whether any third party rights have been created in the said licence till date;



- ix. Balance Sheets of the LLP for the last three years has not been certified by the C.A.
 - x. List of Professionals/technical persons engaged by the Promoter company to execute the development works along with their experience may be submitted.
 - xi. Engagement Certificate with Rritam Designs be submitted.
 - xii. 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.
 - xiii. Registration fee is deficit by Rs. 5,881/-.
 - xiv. The Authority has already registered this project land vide Registration No. HRERA-PKL-SNP-331-2022 dated 10.08.2022. Subsequently, DTCP Haryana has granted permission for change of developer from Jindal Realty Limited to Shubhashok Infra Grow LLP on 08.07.2025. The existing registration is still valid upto 06.04.2027. Therefore, the promoter should apply for registration as an ongoing project. However, if he justifies his project to be a "new project" he should comply with the observations from (i) to (xiii) above.
3. The promoter vide replies dated 05.02.2026 and 11.02.2026 has complied with the observations mentioned above except at serial no. xiv since the application for registration has not been filed as an ongoing project, the same is being returned with a liberty to file afresh. The registration fee deposited by the applicant will be adjusted in the fresh application after deduction of 5% processing fee. Since the project has not been registered therefore, the promoter is directed not to advertise, book, sell any plot in the project.
4. Disposed of.

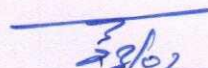


True copy


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


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CA SHUBHAM
Shubham
Kumar
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