



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 11.03.2026.

Item No. 315.03

- (iii) **Promoter:** Parker Infrastructure Pvt. Ltd.
Project: "Parker Niketan" an Affordable Residential Plotted Colony under DDJAY on land measuring 11.3375 acres situated in the revenue estate of Village Nangal Kalan, Sector 61, Sonipat
Temp ID: RERA-PKL-1944-2026.
Present: Sh. Jyoti Sidana alongwith Sh. Prince Garg on behalf of promoter.

1. This application is for registration of the project namely; "Parker Niketan". License No. 255 of 2025 dated 23.12.2025 valid upto 22.12.2030 for an area measuring 11.3375 acres has been granted in favour of Parker Infrastructure Pvt. Ltd.

2. The application was examined and following observations were conveyed on 03.03.2026:

- i. As per MCA website, a charge of Rs. 118.25 cr. is reflecting. A clarification in this regard is needed, whether the said charge is against present project land or not.
- ii. Board resolution authorising Sh. Prince Garg at CP A-36 is not countersigned by another Director i.e., Sh. Ravinder Mohan Garg.
- iii. ITRs of Directors for the year 2023-24 has not been submitted.
- iv. Copies of LC IV and Bilateral Agreements have not been submitted.
- v. Projected cash inflows and outflows of the project be submitted.
- vi. Net worth certificates of company and Directors be submitted.
- vii. An undertaking be submitted that the 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. Payment plan is not in order, nor shows the quantum of charges to be paid by the allottees upto the grant of completion certificate.



- ix. Total number of plots falling under HT line be indicated so that they could be frozen.
- x. That as per clause (hh) of the license – the licensee shall submit the authentication of authorised signatory who has signed the irrevocable agreement from IRP (Ansal API), before registration of project in RERA, it may be clarified if such an authentication has been done before the DTCP or not.
- xi. Expenditure to be made in the years 2031 to 2038 be deleted since it indicates zero values and the project has also to be completed by 22.12.2030.
- xii. Since Parker VRC and Parker Infrastructure (P) Ltd. are the same companies therefore the projects executed by Parker VRC be indicated in Part G of the A to H proforma.
- xiii. CA certificate is not in order as it should indicate the name of both the companies i.e., Parker VRC and Parker Infrastructure certifying that they have not defaulted in any statutory liability in the last five years.

3. The promoter vide reply dated 09.03.2026 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 duly approved building plans in respect of commercial pocket measuring 0.22716 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.
- 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 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 & G) as per reply dated 09.03.2026. 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

Secretary (Acting),
HRERA, Panchkula

A copy of the above is forwarded to Advisor, HRERA Panchkula, for information and taking further action in the matter.

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