



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 29.04.2026.

Item No. 320.03

- (iv) **Promoter:** Oak Hills Infra.
Project Name: "Agamya Prime" a Retirement Housing project under Retirement Housing Policy dated 04.11.2024 on land measuring 0.75 acres (having an FAR of 7192.198 sq. mtrs.) situated in the revenue estate of Village Rathdhana, Sector 35, Sonipat.
Temp Id: RERA-PKL-2020-2026.
Present: Sh. Ajay Kumar, licensee alongwith Sh. Neeraj Puri on behalf of promoter.

1. This application is for registration of the real estate project namely; "Agamya Prime" for which License No. 233 of 2025 dated 27.11.2025 valid upto 26.11.2030 has been granted for Retirement Housing on land measuring 0.75 acres in Sector 35, Sonipat by Town and Country Planning Department, Haryana in favour of Sh. Ajay Kumar.
2. The application was examined and following observations were conveyed on 17.04.2026:
 - i. Payment plan is not in order.
 - ii. License no. 233 of 2025 has been granted in name of Individual i.e., Sh. Ajay Kumar, however, application has been submitted by Oak Hills Infra. The promoter should explain, in what capacity he has applied for registration of the project.
 - iii. Architect/Engineer engagement letter be submitted.
 - iv. Registration fee is deficit by ₹ 8,728.375/-
 - v. Maintenance charges @ ₹ 10 per sq. feet are very high/not reasonable.
 - vi. Electricity charges of Rs 50,000/- are also not reasonable. Similarly, power backup charges are not reasonable (CP/114).
 - vii. Documents showing technical capacity are not submitted.



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- viii. REP-I (Part B) Sr. no. 6-The applicant is not the owner of land.
- ix. Net worth certificate should be based on the valuation certificates.
- x. A bank certificate indicating all three account numbers (i.e., 100%, 70% and 30%) be submitted indicating the license no. and area of retirement housing project.
- xi. IFMSD charges (CP-114) are too high.
- xii. Unit area alongwith carpet area of dwelling units be submitted.

3. The promoter vide replies dated 27.04.2026 and 29.04.2026 has complied with all the observations mentioned above.

4. The Authority is of the view that since the license has been granted in the name of Sh. Ajay Kumar. Subsequently the promoter has framed proprietorship under the name and title of Oak Hills Infra. Therefore, Registration Certificate be issued in the name of Oak Hill Infra with proprietor Ajay Kumar (License Holder). 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 floors 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 explicitly mentioned in the payment plan as submitted in the Authority, 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 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.
- v. 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



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sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.

- vi. 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.
 - vii. 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. 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

[Handwritten signature]
Secretary (Acting),
HRERA, Panchkula

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

~~*[Handwritten signature]*~~

4/5/26

STP (on leave)

(A-Sukhram)

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4/5/26