



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 13.05.2026.**

**Item No. 322.03**

- (v) **Promoter:** Atara Developers Private Limited.
- Project Name:** “Sunshine City” an Affordable Residential Plotted Colony (under DDJAY 2016) on land measuring 16.943 acres situated in the revenue estate of Village Khangesra, Sector 12 & 13A, Panchkula Extension II (Part), District Panchkula.
- Temp Id:** RERA-PKL-2034-2026.
- Present:** Ms. Anita Sharma and Ms. Aditi Sharma, GM on behalf of promoter.

1. This application is for registration of the real estate project namely; “Sunshine City” for which License No. 59 of 2025 dated 18.04.2025 valid upto 17.04.2030 for an area measuring 16.943 acres has been granted in favour of Atara Developers Private Limited by DTCP, Haryana.
2. The application was examined and following observations were conveyed on 30.04.2026:
  - i. Net worth certificates of directors have not been submitted. They should also be supported with valuation certificates.
  - ii. Payment plan is not in order neither it includes all amounts to be taken from the allottees upto possession.
  - iii. Registration fee is deficit by Rs. 18,867/-
  - iv. Estimated cost of IDW (in REP-I Part C) has not been submitted.
  - v. Annexure 5 relating to explanation regarding loan should also be certified by CA.
3. The promoter vide reply dated 04.05.2026 had partly removed the above deficiencies except that at serial no. ii.



4. On the last date of hearing i.e., 06.05.2026, Ms. Aditi Sharma requested for a short accommodation to submit the corrected payment plan. Allowing her request, matter was adjourned to 13.05.2026.

5. Now, the promoter vide reply dated 07.05.2026 has complied with the observation by submitting correct payment plan.

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 by the Authority, 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 duly approved building plans in respect of commercial pocket measuring 0.619 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. 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]*  
18/5/26  
STP (away).

LA-Shubham,  
(on leave).