



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

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

**Item No. 322.03**

(x) **Promoter:** Infinity Buildtech.  
**Project Name:** "Five Greens" an affordable residential plotted colony (under DDJAY Policy 2016) on land measuring 9.99027 acres situated in the revenue estate of village Naggal & Alipur, Sector-19, Kot Behla Urban Complex, District Panchkula.

**Temp Id:** RERA-PKL-2039-2026.

**Present:** Sh. Neeraj Puri on behalf of promoter.

1. This application is for registration of the real estate project namely; "Five Greens" for which licence no. 26 of 2026 dated 13.02.2026 valid upto 12.02.2031 on land measuring 9.99027 acres has been granted by DTCP, Haryana in favour of Shalimar Estates Pvt Ltd. in collaboration with Infinity Buildtech situated in the revenue estate of village Naggal & Alipur, Sector-19, Kot Behla Urban Complex, District Panchkula.
2. The application was examined and following observations were conveyed to the promoter on 08.05.2026:

- i. As per condition no xxxviii of license, the promoter shall be bound by final outcome of pending appeals before Hon'ble SCDRF or any other competent court of law. A status of all such cases be submitted.
- ii. As per Clause 3.2.1 of collaboration agreement, whether the balance amount of ₹ 2 crores has been paid by the developer to licensee or not?
- iii. ITRs of firm for the year 2023-24 and 2024-25 be submitted.
- iv. Last 3 years balance sheets of the firm be submitted.
- v. Technical Assistance certificate and engagement letter from an Engineer/Architect has not been submitted.
- vi. Brief note on technical and financial capacity of the promoter be submitted.



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- vii. Net worth certificates of Partners are not supported with valuation certificates.
- viii. Projected cash inflows and out flows of the project be submitted.
- ix. Gist of collaboration agreement and GPA be submitted.
3. The promoter vide replies dated 12.05.2026 and 13.05.2026 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 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 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 0.1907 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 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 68% of the proceeds from the sale of plots from the 30% free account.
- x. That as per joint undertaking cum affidavit dated 22.04.2026, 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 22.04.2026, 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.
- xii. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- xiii. Sh. Pulkrit Mittal authorised signatory and partner of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the firm.
- xiv. As per condition no xxxviii of license, the promoter shall be bound by the final outcome of pending appeals before Hon'ble SCDRF or any other competent court of law.
- xv. The promoter vide affidavit cum undertaking dated 13.05.2026 has informed that out of total 20 cases pending against the promoter before the State Consumer Disputes Redressal Commission, U.T. Chandigarh, 18 cases have been settled and remaining 2 cases pertaining to Mr. Salim Ahmed CC/624/2022) and Ms. Rukma Rawat (CC/137/2023) are still pending and settlement consideration amount is ₹16,50,000/- in respect of the said pending cases therefore, plot no. 157 measuring 74.90 sq. mtrs. shall remain frozen till the final outcome of the cases.
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

*[Signature]*  
Secretary (Acting),  
HREERA, Panchkula

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

*(A-Shubham  
(on leave).*

*ab... 18/5/26  
STP (away).*