



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-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 24.06.2026.

Item No. 323.03

- (v) **Promoter:** Jagran Developers Limited.
- Project Name:** “UDYANAM” a Residential Plotted Colony on land measuring 56.16875 acres situated in the revenue estate of village Sanwla, Bir Pipli & Pratapgarh, Sector-41 & 42 Kurukshetra, District Kurukshetra, Haryana.
- Temp Id:** RERA-PKL-2087-2026.
- Present:** Pradeep Kumar Dhiman (AR) along with Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of real estate project namely “UDYANAM” a Residential Plotted Colony on land measuring 56.16875 acres situated in the revenue estate of village Sanwla, Bir Pipli & Pratapgarh, Sector-41 & 42 Kurukshetra, Haryana bearing License No. 25 of 2026 dated 12.02.2026 valid upto 11.02.2031 granted by Town and Country Planning Department, Haryana in favour of Jagran Developers Ltd., Yamuna Real Estate Pvt. Ltd., Mysore Infrastructure Pvt. Ltd., Holiday Buildwell Pvt. Ltd., Ambar Buildcon Pvt. Ltd., TridevBuildwell Pvt. Ltd., Dalhousie Buildtech Pvt. Ltd., Saarthi Buildwell Pvt. Ltd., Ramgarh Infrastructure Pvt. Ltd., Tamanna Buildcon Pvt. Ltd., Sukhdham Buildcon Pvt. Ltd. in Collaboration with Jagran Developers Ltd

2. The application was examined and following observations were conveyed to the promoter on 16.06.2026:

- CA Certificate certifying Form Rep-I Part A to H and Non Default Certificate is not in order.
- There is a discrepancy between the names of Directors as submitted by the promoter and those reflected on the MCA portal. The promoter is required to furnish a proper clarification regarding the same.



1/4

- iii. The entry of the license in the revenue record has not been submitted. The promoter is directed to submit the updated revenue record duly reflecting the said license entry.
- iv. The percentage of revenue sharing between the landowners and the promoter is not specified in the collaboration agreement.
- v. ITR of Managing Director Sh. Abhay Kumar not submitted.
- vi. As per MCA records, the promoter has availed a loan of ₹3,37,58,900/- from Axis Bank Limited. Clarification is required as to whether the said loan is secured against the project land or pertains to any other purpose, along with supporting document.
- vii. The Board Resolution authorising filing of RERA registration is not in proper order, as it authorises Mr. Pardeep Kumar and Mr. Vijay Kumar to severally sign and execute all documents required for RERA registration. Further, the said resolution has not been submitted in original.
- viii. The net worth details of all directors are not in order, as details of immovable properties have not been provided and the same are not supported by a valuation report issued by a registered valuer.

3. Vide reply dated 22.06.2026 and 24.06.2026 the promoter has complied with all the above observations. After consideration, the Authority finds 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 duly approved building plans in respect of commercial pocket measuring 2.2213 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 an 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 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. Both the promoter and landowner/licencees shall comply with the provisions of section 4(2)(l)(D) of RERA Act, 2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank. All proceeds from sale of plots (of both the landowners and the promoter) shall be first deposited in 100% Master Collection Account from which 70 % of the amount shall be transferred to 70 % separate RERA Account on the same business day.
- x. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement subsequently.
- xi. That as per the joint undertaking, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules and Regulations made thereunder.
- xii. Promoter shall submit the entry of License in the revenue records within 30 days from the issuance of the Registration Certificate.
- xiii. That as per the MOU the land owners shall jointly receive a consideration of ₹ 40,75,65,911/- from the developer consisting of ₹39,63,32,161/- in relation to value of land and ₹1,12,33,750/- in relation to development rights as per the table given below:

Statement of Development Right Entitlements of Land Owning Companies

Name of Land Owners	AREA (K-M)		Land Value(In Rupees)	Development Right(In Rupees)
	Kanal	Marla		
Amber Buildcon Pvt. Ltd.	13	9	19111570	337500
Dalhousie Buildtech Pvt Ltd.	42	7	56471958	1015000
Holiday Buildwell Pvt Ltd.	3	10	4914367	86250
Jagran Agent Pvt Ltd.	0	4	148400	35000
Mysore Infrastructure Pvt Ltd	91	7	57987958	2255000
Ramgarh Infrastructure Pvt Ltd	58	4	88319529	1645000
Saarthi Buildwell Pvt Ltd.	1	0	1915665	32500
Sukhdham Buildcon Pvt. Ltd.	37	18	49887386	910000
Tamanna Buildcon Pvt Ltd.	48	08	18280866	1091250
Tridev Buildwell Pvt. Ltd.	60	16	60459558	1521250



Yamuna Realestate Pvt Ltd.	92	4	38834899	2305000
Total	449	7	396332161	11233750
Total of land value & Development Rights			Rs 407565911	

- xiv. Following plots falling under the 11 KV HT Line shall not be sold by the promoter unless defreezed by the DTCP and RERA Panchkula.

Plot No	No. of Plots
1, 8 to 12	6
18-19, 25 & 36	4
64 & 77	2
78-82	5
93-95, 98 and 99	5
102-104	3
111-112	2
163	1
183	1
184-186	3
190-192	3
193-196	4
197-200	4
288-289	2
292-294	3
299-303	5
304-305	2
354-356	3
360-364	4
Total	62

4. File be consigned to record room after issuance of registration certificate. Payment Plan to be updated online in REP I. **Disposed of.**



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.

[Signature]

3/7/26

STP

3/7

LA-Skally
on leave

4/4