



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Minutes of registration of project considered through circulation on 11.06.2026. Pertaining to the 324th meeting of the Authority which was scheduled to be held on 10.06.2026, but could not take place because the quorum was not complete.

Item No. 324.03

- (vi) **Promoter:** Uniliance Private Limited.
- Project Name:** "Shree Ram Residency" an Affordable Residential Plotted Colony (under DDJAY, 2016) on land measuring 5.33125 acres situated in the revenue estate of village Sultanpur & Shadipur, Sector-2, Sonipat..
- Temp Id:** 2064-2026.
- Date of consideration:** 11.06.2026. (Through Circulation)

1. An application for registration of project cited above has been received from the promoter on 27.05.2026. License No. 262 of 2025 dated 29.12.2025 valid upto 28.12.2030 for an area measuring 5.33125 acres has been granted in favour of Uniliance Private Limited, Sh. Rajiv, Sh. Sanjiv, Smt. Prem, Smt. Neeru in collaboration with Uniliance Private Limited.
2. The application was examined and following observations were conveyed on 05.06.2026:

- i. Bank certificate indicating the three account numbers (i.e., 100%, 70% and 30%) should indicate the license no. and area of the plotted colony.
- ii. Authority of the person to file RERA Registration has not been submitted.
- iii. The Payment Plan has not been submitted. It should include the quantum of all other charges to be paid by the allottee till the grant of possession
- iv. Copies of LC-IV and Bilateral Agreement be submitted.
- v. Brief note on financial and technical capability of the promoter alongwith the complete profile of Architect be submitted.
- vi. Appointment letter of Architect/Engineer to execute the project till its completion be submitted.
- vii. Net worth certificates of company and Directors be submitted.



- viii. Page 142-146 of registration file are not legible.
- ix. Project cash inflow and outflows of the project be submitted.
- x. Whether the culvert shown on the site plan has been constructed. If not, list of inaccessible plots be submitted.
- xi. Whether any commercial area has to be allocated to the landowner/licencees.
5. The promoter has submitted reply dated 04.06.2026, vide which deficiencies mentioned above have been complied by the promoter.
6. This case was listed for hearing before the Authority on 10.06.2026, however, since the requisite quorum was not present therefore meeting could not be held and it was decided that cases pertaining to registration will be taken up by circulation.
7. After consideration, the Authority found the project fit for registration subject to the following special conditions: - :-
- 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.
 - 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.
 - That the promoter shall not sell any part of the commercial site measuring 0.20659 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot commercial area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority.
 - Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
 - 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.
 - 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)(1)(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 as mentioned in Form REP- I

Landowners	Plot Numbers	No. of plots	Total Area in Sq. yards.
Sanjiv Sarin	1, 2 to 15, 16 to 23	23	3913
Prem Sarin	72 and 73	2	354
Rajiv Sarin	24 to 36	13	2253
Neeru Sarin	69 and 70	2	255
Prem Sarin	41,42 and 76	3	481
Total		43	7256 sq. yards.

- x. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter: -
- xi. That as per the joint undertaking dated 18.05.2026, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- xii. That as per joint undertaking cum affidavit dated 18.05.2026, 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.
- xiii. That the plot nos. 84 to 89 (115.448 sq. mtrs. each) shall be kept frozen till the construction of culvert over water course.
8. Payment Plan be uploaded online on the web portal.
9. **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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23/6

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