



**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 22.07.2026**

**Item No. 326.03**

(iv) **Promoter:** Titan Ventures LLP.

**Project Name:** "Titan Greens" a residential group housing project on land measuring 2000 sqr/mtrs bearing Plot No. 104A, GH, Sector 20, Panchkula, Haryana allotted by HSVP.

**Temp Id:** RERA-PKL-1899-2025.

**Present:** Sh. Jyoti Sidana on behalf of the promoter.

1. An application dated 07.07.2026 for registration of a group housing project has been received from the promoter namely; "Titan Greens" allotted by HSVP vide Allotment Letter No Z0004/E0012/UE020/GALOT/0000000031 dated 12.04.2024 on land measuring 2000 sqr/mtrs Plot No. 104A, Sector 20, Panchkula.
2. The application was examined and following observations were conveyed to the promoter on 16.07.2026:
  - i. Net worth certificates of firm based on valuation certificate be submitted.
  - ii. Valuation certificates are not enclosed with Net worth certificates of partners. Specific details of immovable properties not indicated.
  - iii. Payment plan including the quantum of all other charges to be paid by the allottee till the grant of possession be submitted.
  - iv. Financial capability of the firm to develop the project be submitted by way of affidavit.
  - v. Loan amount not mentioned in REP-II.
3. Now, vide reply dated 21.07.2026 and 22.07.2026, the promoter has complied with the above-mentioned deficiencies.
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



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of this registration certificate, till which time no apartments/ units shall be sold. If there is a change in the account numbers, then a bank statement of the previous account and the new account along with a certification from the CA that the entire balance in the previous account has been transferred to the new bank account be submitted. 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% 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 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.
  - iv. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with its validity as issued by the Authority. The QR code, RC number along with 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.
  - v. 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.
  - vi. 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.
  - vii. That the said land has an encumbrance in favour of Aditya Birla Capital Limited amounting to Rs. 15 Cr. The repayment of the said loan shall be from the 30% account. The Lender will have no objection in the execution of Sale Deeds/Conveyance Deeds in favour of allottees (after 100% consideration of the units is deposited by the allottee in the Master Collection Account). This condition has to be incorporated by the Promoter in the BBA.
5. Payment Plan be uploaded on the web portal.
6. **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.

LA-Shubham.

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