



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, 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 22.07.2026

Item No. 326.03

- (v) **Promoter:** Summit Developers.
- Project Name:** "Acres by Aura Industrial Estate" an Industrial Plotted Colony on land measuring 25.23125 acres (excluding UD area of 0.276 acres) situated in the revenue estate of village Babail, District Panipat.
- Temp Id:** RERA-PKL-2109-2026.
- Present:** Sh. Jyoti Sidana on behalf of promoter.

1. An application for registration of project cited above has been received from the promoter on 07.07.2026. License No. 68 of 2026 dated 20.04.2026 valid upto 19.04.2031 for an area measuring 25.23125 acres has been granted in favour of Summit Developers.

2. The application was examined and following observations were conveyed on 16.07.2026:

- i. Registration fee is deficit by Rs. 1,04,955/-
- ii. Valuation reports are not enclosed with the Net worth certificates.
- iii. UD area should be excluded from the registration.
- iv. ITRs of the firm for the last 2 years be submitted.
- v. Who is authorized to execute sale deed/conveyance deeds on behalf of firm?
- vi. List of mortgaged plots with DTCP, Haryana be submitted.
- vii. Proposed site be marked on the last approved development plan of Panipat.
- viii. Project cash inflow and outflows of the project be submitted.
- ix. Permission for construction of the culvert may be submitted from the competent authority.
- x. A bank certificate be submitted by mentioning all three accounts i.e., 100%, 70% and 30%-alongwith license number and area.
- xi. Letter submitted to Tehsildar for entry of license in the revenue record is undated and does not bear the acknowledgement from the office of Tehsildar.

13



- xii. CP-74 to 76 are unsigned documents. (Architect's Engagement Letter)
- xiii. Copy of bilateral agreement and LC-IV have not been submitted.

3. Vide replies dated 21.07.2026 and 22.07.2026, the deficiencies mentioned above have been complied by the promoter.

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. 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 submit duly approved building plans in respect of commercial pocket measuring 1.15674 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 its validity as 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. 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.
- x. Sh. Sumit Phutela and/or Smt. Deepika Mohindru, partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the firm.
- xi. That following plots mortgaged with DTCP, Haryana in lieu of Bank Guarantee of IDW have been frozen and shall only be sold after release of mortgage by DTCP, Haryana and defreezing by RERA Panchkula: -

Plot No.	Area of each plot in Sqm	No. of Plots	Total Area (In Sqm)
55 to 59	413.67	5	2068.33
81 to 84	424.06	4	1696.24
91 to 94	424.06	4	1696.24
96 to 98	439.74	3	1319.33
Total		16	6780.03 Sqm.

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-Shyghm.
3/8

3/8/26
STP

3/8/26

3/3