



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 05.08.2026.

Item No. 328.03

- (iv) **Promoter:** New Sohna Warehousing Pvt. Ltd.
- Project Name:** "THE HARMONY" an Industrial Plotted Colony to be developed on land measuring 44.69375 acres situated in the revenue estate of village Maroda, Tehsil and District Nuh, Haryana.
- Temp Id:** RERA-PKL-2123-2026.
- Present:** Sh. Jyoti Sidana authorized representative on behalf of the promoter.

1. This application is for registration of real estate project namely "THE HARMONY" an Industrial Plotted Colony on land measuring 44.69375 acres situated in the revenue estate of village Maroda, Tehsil and District Nuh, Haryana bearing License No. 119 of 2026 dated 19.06.2026 valid upto 18.06.2031 granted by Town and Country Planning Department, Haryana in favour of New Sohna Warehousing Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 29.07.2026:

- i. Undetermined area cannot be registered and therefore should be excluded from registration.
- ii. List of the plots falling under the 11 KV HT line be submitted.
- iii. Registration Fee deficit by Rs ₹204941.
- iv. The Architect's Engineer's Engagement Letter is not in order, as it does not specify the license details, the name of the project, or confirm that the Architect Engineer shall provide professional assistance until the issuance of the Completion Certificate.
- v. Degree of Technical staff and associates mentioned at CP/71 not given.
- vi. Entry of license in the revenue record not submitted.
- vii. Unit of unsecured loan CP/246 is not given.
- viii. Site be market on the last approved development plan.
- ix. Copy of LC IV/ Bilateral agreement be submitted.



- x. Status of loan amounting to ₹ 66.50 crores from Aditya Birla Group be submitted. Has the loan been taken against the said project
- xi. Legible copy of the Cash Flow Statement be submitted.

3. In response to the deficiencies conveyed Promoter filed replies dated 03.08. 2026 and 05.08.2026. The same was examined by the branch and found in order. Since 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. 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.
- ii. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- iii. The payment plan approved in 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.
- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.883 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.
- v. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- vi. 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.
- vii. 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.
- viii. 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.



- ix. 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.
- x. Following plots falling under the 11 KV HT Line shall be freezed until defreezed by DTCP Haryana and HRERA Panchkula.

Residential Plot

Sr. No.	Plot No.	Area of Plot (In Sqm)	Total No. of Plots	Total Area of Plots (In Sqm)
1.	195	105.571	1	105.571
2.	196	123.169	1	123.169
3.	257	135.00	1	135.00
4.	258	135.00	1	135.00
		Total	4	498.74

Industrial Plot

Sr. No.	Plot No.	Area of Plot (In Sqm)	Total No. of Plots	Total Area of Plots (In Sqm)
1.	316	824.358	1	824.358
2.	317	593.900	1	593.900
3.	318	773.694	1	773.694
4.	336	743.284	1	743.284
5.	337	914.00	1	914.00
6.	349	913.012	1	913.012
7.	350	340.137	1	340.137
8.	350A	740.310	1	740.310
9.	351	912.459	1	912.459
		Total	9	6755.154

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.

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Shalley
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