



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 15.07.2026.

Item No. 325.03

(iii) **Promoter:** **MADHUKARA RESIDENCY.**
Project Name: **"GREEN CITY" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 9.2125 acres situated in the revenue estate of village Shergarh, Sector-29, Kaithal.**

Temp Id: **RERA-PKL-2080-2026.**

Present: **Adv. Tarun Ranga on behalf of the promoter.**

1. This application is for registration of real estate project namely **"GREEN CITY"** an Affordable Residential Plotted Colony (under DDJAY-2016) bearing Licence no. 85 of 2026 dated 07.05.2026 valid upto 06.05.2031 to be developed on land measuring 9.2125 acres granted in favour of Madhukara Residency situated in the revenue estate of village Shergarh, Sector-29, Kaithal..

2. The application was examined and following observations were conveyed to the promoter on 02.07.2026:

- i. Appointment letter of the Engineer for technical expertise till the completion of the project.
- ii. ITRs of all partners for the last 3 years be submitted.
- iii. An Affidavit from the promoter that no supplementary partnership deed has been executed from the one submitted in the application.
- iv. Details of all three bank accounts on the letterhead of the bank mentioning project name, licence number, and area of the project be submitted.
- v. The applicant should submit the details of the potentiality of the proposed site as per the Urban Areas Act, 1975, along with fee calculation.
- vi. Whether construction of the culvert has been completed on the site or not. List of plots affected due to non- construction of the said culvert.



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- vii. Technical assistance of chartered engineer along with degree be submitted.
- viii. Net worth certificate of the promoter not supported by valuation.
- ix. Payment Plan not signed by authorized signatory.

3. The promoter vide replies dated 06.07.2026 07.07.2026 and 15.07.2026 has removed 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 a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- iv. 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.
- v. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1843 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.
- 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. Sh. Ajay Mor (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the Partnership firm.



- x. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- xi. That the culverts shall be constructed within 90 days from the issuance of this Registration Certificate. This condition be also incorporated in the BBA.
4. File be consigned to record room after issuance of registration certificate. Payment Plan to be updated online. **Disposed of.**



True copy

Secretary (Acting),
HREERA, Panchkula

A copy of the above is forwarded to Advisor, HREERA Panchkula, for information and taking further action in the matter.

[Signature]

20/7/26

STP

[Signature]
20/07

LA-Dhruv
A.K.C.
21/07/26