



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 26.08.2026.

Item No. 330.03

Consideration of the applications received by the Authority for Registration of New Projects.

- (i) **Promoter:** AGMG Real Estate Developers LLP.
Project Name: "PALM GREEN" an Affordable Residential Plotted Town Planning Scheme (under DDJAY-2016) on land measuring 10.8937 acres situated in village Rania, Sector-26, Sirsa located within the limits of Municipal Committee, Rania.
Temp Id: RERA-PKL-1923-2025.
Present: Adv. Neeraj Puri on behalf of the promoter.

1. This application is for registration of real estate project namely "PALM GREEN" an Affordable Residential Plotted Town Planning Scheme (under DDJAY-2016) on land measuring 10.8937 acres situated in village Rania, Sector-26, Sirsa granted by Urban Local Bodies Department vide Endst. No. 9671-75 dated 12/12/2025 valid upto 11/12/2030 in favour of Sh. Manish Goyal, Smt. Shikha Goyal, Sh. Anup Garg, Sh. Vinay Aggarwal, Sh. Amit Mittal and Sh. Amit Mittal (as HUF) in collaboration with AGMG Real Estate Developers LLP.

2. The application was examined and following observations were conveyed to the promoter on 12.08.2026:

- Date of approval of Layout Plan is mentioned as 12/12/2026 in Form REP I which seems to be incorrect.
- Copy of Bilateral Agreements not submitted.
- Form REP II Clause I is not in order.
- Board Resolution at CP 59 is not signed by all the partners.
- Net worth certificate of the LLP firm not submitted.



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- vi. Whether entry of licence has been made in the revenue record or not.
 - vii. Cash Inflow statement of the project be submitted.
 - viii. In the LLP agreement submitted in the application states 4 partners, in MCA records there are 3 partners whereas in Form REP I there are 5 partners. An explanation in this regard be submitted.
 - ix. Since the licence has been granted on 12/12/2025, an affidavit be submitted by the promoter stating that they have not sold any plot till date in the proposed project.
 - x. The promoter is also required to submit NOC for construction of culvert.
3. The promoter vide replies dated 24.08.2026 and 26.08.2026 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 Urban Local Bodies 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 0.2456 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Urban Local Bodies 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 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. That as per the joint undertaking, both the landowner/licensees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- x. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement in future.
- xi. That the Promoter shall comply with the provisions of section 4(2)(L)(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 REP I.
- xii. Revenue Sharing between the landowner(s)/licensee(s) and the promoter as per their collaboration agreement is as follows:

<u>Landowners/Licensees</u>	<u>Revenue Sharing Percentage</u>
Sh. Manish Goyal, Smt. Shikha Goyal, Sh. Anup Garg, Sh. Vinay Aggarwal, Sh. Amit Mittal and Sh. Amit Mittal (as HUF).	50% of revenue share out of total revenue realized out of Project Land (which shall be paid from 30% free account)

- xiii. Sh. Anup Garg (one of the partner) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP firm.
- xiv. 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.
4. File be consigned to record room after issuance of registration certificate. **Disposed of.**



True copy

Secretary (Acting),
HRERA, Panchkula

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

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