



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, hrerapkl-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 26.08.2026.

Item No. 330.03

- (iii) **Promoter:** Ambala Home Land Developers Private Limited.
Project Name: "SERENE CITY" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 5.98125 acres (0.111 acres to be excluded) situated in the revenue estate of village Machhonda, Sector-28, Ambala.
Temp Id: RERA-PKL-2138-2026.
Present: Adv. Neeraj Puri on behalf of the promoter.

1. This application is for registration of real estate project namely "SERENE CITY" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed on land measuring 5.98125 acres situated in the revenue estate of village Machhonda, Sector-28, Ambala bearing Licence no. 67 of 2026 dated 20.04.2026 valid upto 19.04.2031 in favour of Sh. Daljit Singh in collaboration with Ambala Home Land Developers Private Limited.
2. The application was examined and following observations were conveyed to the promoter on 14.08.2026:

- i. Whether Entry of Licence has been made in the revenue record or not.
- ii. The net worth of the Promoter is ₹ 92 Lakhs. A clarification be submitted that how is he going to develop the project.
- iii. REP II- clause 1 is not in order.
- iv. List of plots freezed under EDC and IDW be submitted.
- v. Copy of approved sectoral plan showing the connectivity of colony.
- vi. Document showing the paid up capital of company.
- vii. Copy of sale deed/ Jamabandi showing the ownership of land be submitted.
- viii. UD Area measuring 0.111 Acres will have to be excluded from registration.



3. The promoter vide reply dated 25.08.2026 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 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 0.1337 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning department. Promoter shall also allot the entire commercial plotted area as per the collaboration agreement to the landowner.
- 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.



2/3

- xii. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- xiii. The following plots mortgaged under Internal development works and External Development Charges by the DTCP shall be kept freezed and will not be sold till they are demortgaged by the office of DTCP and RERA, Panchkula

A. IDW MORTGAGED PLOTS

S. No.	Category	Area (in Sq. Mtr.)	No. of Plots	Total (in Sq. Mtr.)
1	G	149.19	10	1,491.90
	TOTAL		10	1,491.90 Sq. Mtr. (0.368 Acre)

B. EDC MORTGAGED PLOTS

S. No.	Category	Area (in Sq. Mtr.)	No. of Plots	Total (in Sq. Mtr.)
1	H	102.51	6	615.06
2	G	149.19	5	745.95
	TOTAL		11	1,361.01 Sq. Mtr. (0.336 Acre)

- xiv. That the following plots coming to the share of landowner/licencee cannot be put to sale by the promoter and can only be sold by the landowner:

Sr.No	Plot's No	No of Plots	Area of Each Plot (in Sqmtr)	Total Area of Plots (in Sqmtr)
1	1 to 5	5	149.88	749.4
2	6 to 15	10	117.17	1171.7
3	30 to 36	7	140.35	982.45
4	43 to 54	12	104.27	1251.24
5	42 & 55	2	102.72	205.44
6	56 to 63	8	144.99	1159.92
7	97 to 105	9	102.51	922.59
	Total	53		6442.74

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.

A. V. C.
07/09/26

3/3