



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-I, Panchkula.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 16.09.2026.

**Item No. 332.03**

(iii) **Promoter:** Sunlit Infracon LLP

**Project Name:** "Urbana Green City Phase II" an Affordable residential plotted colony (under DDJAY Policy-2016) being developed on additional land measuring 18.5405 acres excluding UD area of 0.4970 acres (in addition to license no. 233 of 2023 dated 02.11.2023 (13.650 acres) and license no. 85 of 2025 dated 30.05.2025 (8.08125 acres) situated in the revenue estate of Village Billah, Sector 16, Kot Behla Urban Complex, District Panchkula.  
**Temp Id:** RERA-PKL-2130-2026.

**Present:** Sh. Neeraj Puri on behalf of promoter.

1. An application for registration of project cited above has been received from the promoter for which License No. 139 of 2026 dated 10.07.2026 valid upto 09.07.2031 has been granted for an area of 19.0375 acres in favour of Sh. Jai Chand, Sh. Jaswinder Chaudhary, Sh. Satish Kumar Batra, Sh. Digvijay Singh, Sh. Monil Singh, Smt. Sunita, Sunlit Infracon LLP, Trishala Estate LLP, Ansal Housing and Construction Ltd. in collaboration with Sunlit Infracon LLP. License no. 139 of 2026 dated 10.07.2026 has been granted in addition to earlier granted two licenses bearing numbers 233 of 2023 dated 02.11.2023 (13.650 acres) and license no. 85 of 2025 dated 30.05.2025 (8.08125 acres). The earlier granted two licenses referred above are already registered with the Authority vide registration no. HRERA-PKL-PKL-558-2024 dated 19.03.2024, valid upto 30.11.2026 and supplementary RC thereto.

2. The application was examined and following observations were conveyed on 08.09.2026:



- i. Registration fee is deficit by Rs. 1,79,148/-
  - ii. An affidavit be submitted that there is no other supplementary agreement except the ones submitted to the Authority.
  - iii. Whether entry of license has been made in the revenue record or not.
  - iv. List of plots falling under HT line be submitted, so that they may be frozen.
  - v. UD area (if any) should not be got registered from the Authority.
  - vi. ITRs of the LLP for 2023-24 and 25-26 be submitted.
  - vii. Who shall execute conveyance deeds on behalf of the LLP, Board resolution in this regard be submitted.
  - viii. Gist of collaboration agreements and GPA highlighting consideration clauses be submitted.
  - ix. Whether there are changes/revision in the existing layout plan. If yes, 2/3<sup>rd</sup> consent of allottees be submitted and changes be marked on the layout plan.
  - x. An affidavit be submitted that cost of construction of wall may not be charged from the allottees.
3. Promoter has submitted all the deficit documents vide letter dated 14.09.2026.
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. 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 by 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 explicitly mentioned in the payment plan as submitted in the Authority, shall be payable by the allottees.
  - iii. Promoter shall get approved the revised service plans/estimates within a period of six months from Town & Country Planning Department and shall submit a complete set of service plans and estimates to the Authority.
  - iv. Promoter shall also submit a copy of revised 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. 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 its validity 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.
  - vi. 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.
- vii. 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.
- viii. Both the promoter and landowner 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 Form REP I.
- ix. That following plots coming to the share of landowner cannot be put to sale by the promoter: -

**Trishala Estate LLP**

| Sr. No.  | Plot Type                              | Plot No. | Area of Each Plot (Sq. Mtr.) | No. of Plots | Total Area (Sq. Mtr.) |
|----------|----------------------------------------|----------|------------------------------|--------------|-----------------------|
| 1        | J1                                     | 1        | 141.17                       | 1            | 141.17                |
| 2        | J1                                     | 3        | 141.17                       | 1            | 141.17                |
| 3        | N1                                     | 1        | 125.19                       | 1            | 125.19                |
| 4        | N2                                     | 2        | 121.50                       | 1            | 121.50                |
| 5        | P2                                     | 2        | 148.39                       | 1            | 148.39                |
| 6        | R1                                     | 1        | 124.03                       | 1            | 124.03                |
| 7        | R1                                     | 15       | 124.03                       | 1            | 124.03                |
| 8        | R1                                     | 16       | 124.03                       | 1            | 124.03                |
| 9        | R2                                     | 1        | 122.80                       | 1            | 122.80                |
| 10       | R2                                     | 2        | 122.80                       | 1            | 122.80                |
| 11       | R2                                     | 7        | 122.80                       | 1            | 122.80                |
| 12       | R2                                     | 8        | 122.80                       | 1            | 122.80                |
| 13       | R3                                     | 1        | 136.46                       | 1            | 136.46                |
| 14       | R3                                     | 3        | 136.46                       | 1            | 136.46                |
| 15       | T1                                     | 2        | 126.84                       | 1            | 126.84                |
| 16       | T2                                     | 1        | 113.69                       | 1            | 113.69                |
| 17       | T2                                     | 8        | 113.69                       | 1            | 113.69                |
| 18       | T3                                     | 22       | 125.73                       | 1            | 125.73                |
| 19       | T4                                     | 9        | 120.84                       | 1            | 120.84                |
| 20       | T4                                     | 12A      | 120.84                       | 1            | 120.84                |
| 21       | U2                                     | 6        | 147.18                       | 1            | 147.18                |
| 22       | U5                                     | 1        | 136.34                       | 1            | 136.34                |
| 23       | U5                                     | 29       | 136.34                       | 1            | 136.34                |
| <b>M</b> | <b>Total — M/S Trishala Estate LLP</b> |          | <b>2955.12</b>               | <b>23</b>    | <b>2955.12</b>        |

**S Ansal Housing Limited**

| Sr. No. | Plot Type | Plot No. | Area of Each Plot (Sq. Mtr.) | No. of Plots | Total Area (Sq. Mtr.) |
|---------|-----------|----------|------------------------------|--------------|-----------------------|
| 1       | U         | 27       | 122.86                       | 1            | 122.86                |
| 2       | U-1       | 3        | 122.46                       | 1            | 122.46                |
| 3       | U-1       | 4        | 122.46                       | 1            | 122.46                |
| 4       | U         | 22       | 122.86                       | 1            | 122.86                |
| 5       | U-3       | 5        | 136.70                       | 1            | 136.70                |



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|                                          |   |     |        |          |               |
|------------------------------------------|---|-----|--------|----------|---------------|
| 6                                        | V | 12A | 126.67 | 1        | 126.67        |
| <b>Total — M/S Ansal Housing Limited</b> |   |     |        | <b>6</b> | <b>754.01</b> |

**Jaswinder Choudhary**

| Sr. No.                            | Plot Type | Plot No. | Area of Each Plot (Sq. Mtr.) | No. of Plots | Total Area (Sq. Mtr.) |
|------------------------------------|-----------|----------|------------------------------|--------------|-----------------------|
| 1                                  | U-3       | 18       | 136.70                       | 1            | 136.70                |
| 2                                  | U-3       | 3        | 136.70                       | 1            | 136.70                |
| 3                                  | U-3       | 4        | 136.70                       | 1            | 136.70                |
| 4                                  | U         | 4        | 122.86                       | 1            | 122.86                |
| <b>Total — Jaswinder Choudhary</b> |           |          |                              | <b>4</b>     | <b>532.96</b>         |

**Jai Chand**

| Sr. No.                  | Plot Type | Plot No. | Area of Each Plot (Sq. Mtr.) | No. of Plots | Total Area (Sq. Mtr.) |
|--------------------------|-----------|----------|------------------------------|--------------|-----------------------|
| 1                        | I-1       | 4        | 128.08                       | 1            | 128.08                |
| 2                        | T-3       | 21       | 125.73                       | 1            | 125.73                |
| 3                        | U         | 6        | 122.86                       | 1            | 122.86                |
| 4                        | U-1       | 18       | 122.46                       | 1            | 122.46                |
| 5                        | U         | 3        | 122.86                       | 1            | 122.86                |
| <b>Total — Jai Chand</b> |           |          |                              | <b>5</b>     | <b>621.99</b>         |

**Satish Kumar Batra (Schedule I)**

| Sr. No.                               | Plot Type | Plot No. | Area of Each Plot (Sq. Mtr.) | No. of Plots | Total Area (Sq. Mtr.) |
|---------------------------------------|-----------|----------|------------------------------|--------------|-----------------------|
| 1                                     | N-1       | 3 & 4    | 125.19                       | 2            | 250.38                |
| 2                                     | N-1       | 6 & 7    | 125.19                       | 2            | 250.38                |
| 3                                     | N-1       | 9        | 125.19                       | 1            | 125.19                |
| 4                                     | O-1       | 3 to 8   | 113.15                       | 6            | 678.90                |
| 5                                     | O-1       | 11 & 12  | 113.15                       | 2            | 226.30                |
| 6                                     | R-1       | 29       | 124.03                       | 1            | 124.03                |
| <b>Total — Satish Kumar Batra (I)</b> |           |          |                              | <b>14</b>    | <b>1655.18</b>        |

**Sunita Batra**

| Sr. No.                               | Plot Type | Plot No. | Area of Each Plot (Sq. Mtr.) | No. of Plots | Total Area (Sq. Mtr.) |
|---------------------------------------|-----------|----------|------------------------------|--------------|-----------------------|
| 1                                     | T-2       | 9 to 11  | 113.69                       | 3            | 341.07                |
| 2                                     | T-3       | 8        | 125.73                       | 1            | 125.73                |
| 3                                     | T-3       | 18       | 125.73                       | 1            | 125.73                |
| 4                                     | T-4       | 10       | 120.84                       | 1            | 120.84                |
| 5                                     | T-4       | 14       | 120.84                       | 1            | 120.84                |
| 6                                     | U         | 2        | 122.86                       | 1            | 122.86                |
| 7                                     | U         | 24       | 122.86                       | 1            | 122.86                |
| 8                                     | U         | 29       | 122.86                       | 1            | 122.86                |
| 9                                     | V-2       | 11       | 123.20                       | 1            | 123.20                |
| 10                                    | V-2       | 13       | 123.20                       | 1            | 123.20                |
| <b>Total — Satish Kumar Batra (I)</b> |           |          |                              | <b>12</b>    | <b>1449</b>           |



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**Satish Kumar Batra (Schedule II)**

| Sr. No.                                | Plot Type | Plot No. | Area of Each Plot (Sq. Mtr.) | No. of Plots | Total Area (Sq. Mtr.) |
|----------------------------------------|-----------|----------|------------------------------|--------------|-----------------------|
| 1                                      | N-2       | 3        | 121.50                       | 1            | 121.50                |
| 2                                      | N-2       | 6 & 7    | 121.50                       | 2            | 243.00                |
| 3                                      | N-2       | 9        | 121.50                       | 1            | 121.50                |
| 4                                      | Q-1       | 6 & 7    | 113.15                       | 2            | 226.30                |
| 5                                      | R-1       | 2 to 4   | 124.03                       | 3            | 372.09                |
| 6                                      | R-1       | 12       | 124.03                       | 1            | 124.03                |
| 7                                      | R-1       | 30       | 124.03                       | 1            | 124.03                |
| 8                                      | R-1       | 33       | 124.03                       | 1            | 124.03                |
| 9                                      | T-1       | 4        | 126.84                       | 1            | 126.84                |
| 10                                     | T-1       | 8 & 9    | 126.84                       | 2            | 253.68                |
| 11                                     | T-1       | 13 & 14  | 126.84                       | 2            | 253.68                |
| 12                                     | T-1       | 17       | 126.84                       | 1            | 126.84                |
| 13                                     | T-2       | 3 & 4    | 113.69                       | 2            | 227.38                |
| 14                                     | U         | 30       | 122.86                       | 1            | 122.86                |
| 15                                     | U-1       | 7        | 122.46                       | 1            | 122.46                |
| 16                                     | U-1       | 12       | 122.46                       | 1            | 122.46                |
| 17                                     | U-1       | 16       | 122.46                       | 1            | 122.46                |
| 18                                     | U-2       | 4 & 5    | 147.18                       | 2            | 294.36                |
| 19                                     | U-3       | 8 & 9    | 136.70                       | 2            | 273.40                |
| 20                                     | U-3       | 20       | 136.70                       | 1            | 136.70                |
| 21                                     | U-3       | 24       | 136.70                       | 1            | 136.70                |
| 22                                     | U-3       | 32       | 136.70                       | 1            | 136.70                |
| 23                                     | U-4       | 1        | 143.13                       | 1            | 143.13                |
| 24                                     | V         | 2        | 126.67                       | 1            | 126.67                |
| 25                                     | V         | 5 to 8   | 126.67                       | 4            | 506.69                |
| 26                                     | V         | 16       | 126.67                       | 1            | 126.67                |
| 27                                     | V-1       | 20 & 21  | 125.50                       | 2            | 251.00                |
| 28                                     | V-1       | 23 & 24  | 125.50                       | 2            | 251.00                |
| 29                                     | V-2       | 2        | 123.20                       | 1            | 123.20                |
| 30                                     | V-2       | 7        | 123.20                       | 1            | 123.20                |
| <b>Total — Satish Kumar Batra (II)</b> |           |          |                              | <b>44</b>    | <b>5564.57</b>        |

**Digvijay Singh Kadian**

| Sr. No. | Plot Type | Plot No.  | Area of Each Plot (Sq. Mtr.) | No. of Plots | Total Area (Sq. Mtr.) |
|---------|-----------|-----------|------------------------------|--------------|-----------------------|
| 1       | N-2       | 4 to 5    | 121.50                       | 2            | 243.00                |
| 2       | O-2       | 9         | 136.19                       | 1            | 136.19                |
| 3       | R-1       | 10        | 124.03                       | 1            | 124.03                |
| 4       | R-1       | 13        | 124.03                       | 1            | 124.03                |
| 5       | R-1       | 24        | 124.03                       | 1            | 124.03                |
| 6       | R-1       | 27        | 124.03                       | 1            | 124.03                |
| 7       | T-1       | 5 to 7    | 126.84                       | 3            | 380.52                |
| 8       | T-1       | 20        | 126.84                       | 1            | 126.84                |
| 9       | T-3       | 12A to 15 | 125.73                       | 3            | 377.19                |
| 10      | T-3       | 19        | 125.73                       | 1            | 125.73                |
| 11      | T-4       | 11 to 12  | 120.84                       | 2            | 241.68                |
| 12      | U         | 7         | 122.86                       | 1            | 122.86                |
| 13      | U         | 10 to 11  | 122.86                       | 2            | 245.72                |



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|                                      |     |          |                |           |                |
|--------------------------------------|-----|----------|----------------|-----------|----------------|
| 14                                   | U   | 21       | 122.86         | 1         | 122.86         |
| 15                                   | U-1 | 14 to 15 | 122.46         | 2         | 244.92         |
| 16                                   | U-3 | 29       | 136.70         | 1         | 136.70         |
| 17                                   | V-1 | 1        | 125.50         | 1         | 125.50         |
| 18                                   | V-1 | 4        | 125.50         | 1         | 125.50         |
| 19                                   | V-2 | 3        | 123.20         | 1         | 123.20         |
| 20                                   | R-1 | 8        | 124.03         | 1         | 124.03         |
| <b>Total — Digvijay Singh Kadian</b> |     |          | <b>2505.76</b> | <b>28</b> | <b>3498.56</b> |

#### Monil Kadian

| Sr. No.                     | Plot Type | Plot No. | Area of Each Plot (Sq. Mtr.) | No. of Plots | Total Area (Sq. Mtr.) |
|-----------------------------|-----------|----------|------------------------------|--------------|-----------------------|
| 1                           | P-2       | 3 to 4   | 148.39                       | 2            | 296.78                |
| 2                           | Q-1       | 2 to 3   | 108.31                       | 2            | 216.62                |
| 3                           | R-1       | 5        | 124.03                       | 1            | 124.03                |
| 4                           | R-1       | 17 to 18 | 124.03                       | 2            | 248.06                |
| 5                           | T-1       | 16       | 126.84                       | 1            | 126.84                |
| 6                           | T-2       | 2        | 113.69                       | 1            | 113.69                |
| 7                           | T-2       | 7        | 113.69                       | 1            | 113.69                |
| 8                           | T-4       | 15       | 120.84                       | 1            | 120.84                |
| 9                           | T-4       | 8        | 120.84                       | 1            | 120.84                |
| 10                          | U         | 15       | 122.86                       | 1            | 122.86                |
| 11                          | U         | 17 to 18 | 122.86                       | 2            | 245.72                |
| 12                          | U         | 25 to 26 | 122.86                       | 2            | 245.72                |
| 13                          | U-1       | 1 to 2   | 122.46                       | 2            | 244.92                |
| 14                          | U-1       | 5 to 6   | 122.46                       | 2            | 244.92                |
| 15                          | U-2       | 3        | 147.18                       | 1            | 147.18                |
| 16                          | U-3       | 17       | 136.70                       | 1            | 136.70                |
| 17                          | V         | 1        | 126.67                       | 1            | 126.67                |
| 18                          | V         | 15       | 126.67                       | 1            | 126.67                |
| 19                          | V-1       | 9        | 125.50                       | 1            | 125.50                |
| 20                          | V-1       | 19       | 125.50                       | 1            | 125.50                |
| <b>Total — Monil Kadian</b> |           |          |                              | <b>27</b>    | <b>3373.75</b>        |

- x. That both the landowner/licencee and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- xi. That no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement subsequently.
- xii. 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.
- xiii. Sh. Augustin Ravi, one of the partner of the LLP shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- xiv. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.



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- xv. That following plots falling under 11 KV HT line shall remain frozen and shall only be sold after de-freezing of the same by DTCP, Haryana and RERA Panchkula: -

| Plot Type | Plot Nos. | No. of Plots | Area per plot | Total Area |
|-----------|-----------|--------------|---------------|------------|
| T1        | 1 to 4    | 4            | 126.84        | 507.36     |
| T1        | 18 to 20  | 3            | 126.84        | 380.52     |
| T2        | 1         | 1            | 113.69        | 113.69     |
| U2        | 1 to 2    | 2            | 147.18        | 294.36     |
| U5        | 29        | 1            | 136.34        | 136.34     |
| V1        | 16 to 19  | 4            | 125.50        | 502.00     |
| V         | 9 to 10   | 2            | 126.67        | 253.34     |
| Total     |           | 17           |               | 2187.61    |

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 STP, HRERA Panchkula, for information and taking further action in the matter.

LA SHUBHAKH  
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