



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 16.09.2026.

Item No. 332.03

- (i) **Promoter:** HCBS Developments Ltd.
- Project Name:** "Glen Wood Phase 2" an Affordable Residential plotted colony (under DDJAY Policy, 2016) being developed over an additional area measuring 3.8875 acres (in addition to license no. 63 of 2025 dated 06.05.2025 granted for an area measuring 7.475 acres) situated in the revenue estate of Village Jondhi, Sector 29, Jhajjar.
- Temp Id:** RERA-PKL-2134-2026.
- Present:** Adv. Tanya on behalf of promoter.

1. An application for registration of project cited above has been received from the promoter for which License No. 121 of 2026 dated 22.06.2026 valid upto 21.06.2031 for an area measuring 3.8875 acres (in addition to license no. 63 of 2025 dated 06.05.2025 has been granted for an area measuring 7.475 acres) in favour of Metropolitan Infra Realty LLP, HCBS Developments Ltd. in collaboration with HCBS Developments Ltd. The earlier granted license referred above are already registered with the Authority vide registration no. HRERA-PKL-JJR-749-2025 dated 20.08.2025, valid upto 01.05.2030.

2. The application was examined and following observations were conveyed on 07.09.2026:

- Figures of permissible and proposed FAR have not been mentioned in Part B.
- Date of approval of building plans have been mentioned as 23.06.2026 in Part C however, it is a plotted colony.
- Complete name and address details of person operating escrow account should be uploaded in Part D.
- Date of completion in REP-I and REP II should not vary.



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- v. Joint undertaking regarding compliance of Section 4 (2)(l) (D) of the Act be submitted.
 - vi. Whether any commercial area is also to be allotted to the landowner in lieu of the development of the said land. Joint undertaking in this regard be also submitted.
 - vii. Calculation details of registration fee in Part A alongwith the potentiality of town be submitted.
 - viii. Payment plan at Page 452 is not in order, neither it mentions the quantum of charges to be taken by the allottees at the time of possession.
 - ix. Projected cash inflows and outflows of the project be submitted.
 - x. Whether entry of license has been made in the revenue record.
 - xi. Architect and Chartered engineer engagement letter till completion of the project be submitted.
 - xii. Brief note on technical and financial capability of the promoter to develop the project be submitted.
 - xiii. A bank certificate be submitted by mentioning all three accounts i.e., 100%, 70% and 30%-along with license number and area
 - xiv. Since present license has been granted on additional land, 2/3rd consent of allottees is required.
 - xv. Whether there are any changes in the existing layout plan. If so, the same be marked on the layout plan.
3. Promoter has submitted all the deficit documents vide letters dated 11.09.2026 and 16.09.2026 subsequently.
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 in Form REP-I, 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. That the promoter shall not sell any part of the commercial site measuring 0.242 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot share of commercial area to the landowners (with mutual consent) before disposing of any part of commercial site. A copy of joint agreement should also be submitted to the Authority
- ix. 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.
- x. That following plot coming to the share of landowner i.e. Metropolitan Infra Realty LLP cannot be put to sale by the promoter: -

Plot No.	Area in Sq. YDS.
106	153
107	153
111	153
112	153
116	153
117	153
118	153
119	153
120	153
121	153
122	153
123	153
124	153
127	153
128	153
129	125
130	125
131	125
132	153
134	153
135	153
136	153
137	153
138	153



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139	153
140	153
156	153
157	153
158	153
159	153
160	153
161	153
162	153
163	153
164	153
165	125
166	125
167	125
112A	127
113	143
99A	153
99B	153
99E	153
99F	153

- xi. That both the landowner and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- xii. 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.
5. Figures of permissible and proposed FAR mentioned in Part B; Date of approval of building plans on Part-C; Complete name and address details of person operating escrow account in Part D; date of completion i.e. 30 June 2031, as undertaken in the REP II needs to be amended online and 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 Indu.

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