



HARYANA REAL ESTATE REGULATORY AUTHORITY PANCHKULA

CERTIFICATE FOR REGISTRATION OF PROJECT

Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project of an Affordable Residential Plotted Colony (under DDJAY, 2016) namely "Urbana Green City" over an area measuring 13.65 acres situated in the revenue estate of Village Billah, Sector-16, Kot Behla, Distt. Panchkula vide

Registration No. HRERA-PKL-PKL-558-2024

Dated:19.03.2024

2. Promoter of the project is Sunlit Infracon LLP, having its registered office at House Number 406, Sector 6, Panchkula, Haryana, 134109. Promoter is a Limited Liability Partnership (having 2 partners i.e. Sh. Harsh Gupta and Ms Sneha Gupta) registered with Registrar of Companies, National Capital Territory of Delhi with LLPIN: ACC-8262 having PAN No AFCFS2631C.

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3. Information submitted by the promoter about the project may be viewed in the PDF uploaded alongwith this certificate on the web portal of the Authority www.haryanarera.gov.in .
4. This Registration is being granted subject to following conditions that the promoter shall:
 - i) strictly abide by the provisions of the Real Estate (Regulation and Development) Act, 2016 and The Haryana Real Estate (Regulation and Development) Rules, 2017 and The Haryana Real Estate Regulatory Authority, Panchkula (Registration of Projects) Regulations, 2018, and all such other orders that may be issued by the Authority from time to time and will not enter into any agreement with the buyer in breach of the said provisions.
 - ii) strictly abide by the declaration made in form REP-II.
 - iii) apart from the price of the plot, the Promoter shall not demand or receive from the allottees any other cost, fee or charge under any name or definition except reasonable charges for maintenance of essential services and common facilities.
 - iv) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations and update the same periodically but not later than every quarter, including the information relating to plots sold/booked and expenditure made in the project.
 - v) a copy of the brochure and each advertisement(s) shall be submitted to the Authority immediately after publication.



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- vi) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules dated 28.07.2017.
- vii) that the promoter shall submit the quarterly schedule of expenditure from the date of registration upto the date of completion of the project.
- viii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
- ix) the said project shall be completed by 30.11.2026.

Special Conditions

- i. That the Promoter shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 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.
- ii. That following plots coming to the share of landowner/ licencees cannot be put to sale by the promoter:-

S. No	Landowner	Plot No.	Area of Plot (in Sqm.)
1	Lalit Kumar (9 Plots)	A32, A40, B04, B10, C03, C16, K09, K10, L03.	1106.42
2	Satish Kumar, Sunita Batra, Pankaj Batra (68 Plots)	A10 to A12, A16 to A19, A28 to A31, A49 to A52, A56 to A60, A75 to A78, A89 to A91, B01 to B03, C07 to C09, C13 to C15, D01, D02, E03, E04, G13 to G17, H01 to H05, I08, I09, J09 to J13, K11 to K15, K1-01 to K1-04, L04, L05.	8608.57

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3	Monil Kadian, Digvijay Singh Kadian (68 Plots)	A04 to A07, A23 to A27, A36 to A39, A44 to A46, A64 to A67, A83 to A87, A94, A95, B07 to B09, C04 to C06, C22 to C24, D03, D04, E01, E02, G4 to G8, H10 to H14, I04, I05, J01 to J05, K04 to K08, K1-08 to K1-11, L09, L10.	8608.57
		Total	18323.56 Sq mtrs.

- iii. That the promoter shall not sell any part of the commercial site measuring 0.541 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot the commercial plotted 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.
- iv. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- v. Promoter shall also 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.
- 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 as per the Haryana Development and Regulations of Urban Areas Act, 1975 or till the taking over of the maintenance of the project by the association of allottees as per the provisions of the RERA Act, 2016.
- vii. That following 20 plots measuring 2518.25 sq mtrs. falling to the share of the promoter are freezed till the issuance of completion certificate from the competent Authority:-



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S. No.	Plot No.	Size (in Sq Mtrs)
1	C-21	103.56
2	A-81	150.00
3	A-82	150.00
4	A-53	150.00
5	A-54	150.00
6	A-55	150.00
7	A-20	150.00
8	A-33	150.00
9	A-41	150.00
10	G-11	113.09
11	G-12	113.09
12	H-06	109.80
13	H-07	109.80
14	H-15	109.80
15	H-16	109.80
16	I-03	106.98
17	J-06	99.54
18	J-14	99.54
19	K1-07	131.51
20	L-08	111.74
	Total	2518.25 Sq Mtrs.


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member


Parneet S Sachdev
Chairman