



HARYANA REAL ESTATE REGULATORY AUTHORITY

PANCHKULA



FORM 'REP-III'

[See Rule 5(1)]

REGISTRATION CERTIFICATE OF PROJECT

The Director, Town & Country Planning granted License No 139 of 2026 dated 10.07.2026 valid upto 09.07.2031 for setting up of an Affordable Residential Plotted Colony (under DDJAY, 2016) on additional land measuring 19.0375 acres, in favour of Sh. Jai Chand, Sh. Jaswinder Chaudhary, Sh. Satish Kumar Batra, Sh. Digvijay Singh, Sh. Mohil Singh, Smt. Sunita Sunlit Infracon LLP, Trishala Estate LLP, Aasai Housing and Construction Ltd. in collaboration with Sunlit Infracon LLP. Based on this license, the Haryana Real Estate Regulatory Authority, Panchkula has registered the real estate project namely "Urbana Green City Phase II" measuring 18.5405 acres excluding UD area of 0.4970 acres situated in the revenue estate of Village Billah, Sector 16, Kot Behla Urban Complex, District Panchkula vide

Registration No. HRERA-PKL-PKL-985-2026

Dated: 28.09.2026

2. Promoter of the project is Sunlit Infracon LLP having its registered office at SCO 415 First Floor Sector 8 Panchkula Haryana 134109. Promoter is a Limited Liability Partnership (having 2 partners i.e., Harsh Gupta and Anpha Gupta) registered with Registrar of Companies, Delhi I 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) Promoter shall create his own website within a period of one month containing information as mandated under Regulation 14 of the Regulations 2018 and update the same periodically but not later than every quarter, including the information relating to plot sold/booked and expenditure made in the project.
 - iv) a copy of the brochure and each advertisement(s) shall be submitted to the Authority within one week after publication.
 - v) adopt and strictly abide by the model agreement for sale as provided in Rule 8 of the RERA Rules 2017.
 - vi) that the promoter shall submit the quarterly progress report of expenditure from the date of registration upto the date of completion of the project.
 - vii) publish this certificate in the printed brochure inviting applications from the prospective buyers for allotment of plots.
 - viii) the said project shall be completed by 09.07.2031.



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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 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 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



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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)(I)(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 and can only be sold by the landowners: -

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

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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
Total — M/S Trishala Estate LLP			2955.12	23	2955.12

M/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
6	V	12A	126.67	1	126.67
Total — M/S Ansal Housing Limited				6	754.01

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
Total — Jaswinder Choudhary				4	532.96



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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
Total — Jai Chand				5	621.99

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
Total — Satish Kumar Batra (I)				14	1655.18

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
Total — Satish Kumar Batra (I)				12	1449



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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
Total — Satish Kumar Batra (II)				44	5564.57



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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
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
Total — Digvijay Singh Kadian			2505.76	28	3498.56

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-1	8	120.84	1	120.84
10	U	15	122.86	1	122.86



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Sr. No.	Plot Type	Plot No.	Area of Each Plot (Sq. Mtr.)	No. of Plots	Total Area (Sq. Mtr.)
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
Total — Monil Kadian				27	3373.75

- 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, authorised signatory 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


Chander Shekhar
Member


Dr. Geeta Rathee Singh
Member


Nadim Akhtar
Member