



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 01.04.2026.**

**Item No. 317.28**

**Submission of revised Payment Plan.**

**Promoter: DLF Homes Panchkula Private Limited.**

**Project: "The Valley Central" – a commercial site measuring 0.72 acres (comprising of 8 SCOs bearing nos A01 to A08) forming part of total area measuring 2.11 situated in n the revenue estate of Village Bhagwanpur, Sector 2 & 3, Pinjore Kalka Urban Complex, Distt. Panchkula.**

**Reg. No.: HRERA-PKL-PKL-626-2024 dated 23.10.2024 valid upto 31.12.2026.**

**Present: Sh. Anish Dham on behalf of promoter.**

1. The promoter vide letter dated 24.12.2025, has submitted a revised payment plan for the project.
2. The promoter stated that the payment plan earlier submitted as Schedule C to the Agreement for Sale and Allotment Letter stand revised, and the revised payment plan enclosed and be treated as applicable for the Project henceforth. Revised Payment Plan at Annexure A is reproduced as under:

**Standard Payment Plan:**

S.No.	Instalment Description	% due of unit price
1	On Application	INR 10L
2	Booking amount (within 30 days of application)	10% (less amount paid on application)
3	Within 2 months from date of application	20%
4	Within 4 months from date of application	20%
5	Within 6 months from date of application	20%
6	Within 8 months from date of application	20%
7	Within 10 months from date of application	10%



	or offer of possession whichever is later	
	<b>Total</b>	<b>100%</b>

**Down Payment Plan:**

S.No	Instalment Description	% due of unit price
1	On Application	INR 10L
2	Booking amount (within 30 days of application)	10% (less amount paid on application)
3	Within 120 Days of Application	80% (Less Down Payment rebate)
4	On Offer of Possession	10%
	<b>Total</b>	<b>100%</b>

**Note:**

1. Stamp duty and registration charges as applicable.
2. GST as applicable on each instalment.
3. Down Payment rebate at 8% shall be applicable on unit price.
4. Holding charges at the rate of INR 50 per sq. ft. (538.2/- per sq. mtr.) per month on carpet area (if applicable).
5. Interest Bearing Maintenance Security (IBMS)\* at the rate INR 100/- per sq. ft. (1076.4/- per sq. mtr.) shall be payable on the offer of possession.
6. 12 months CAM charges\* shall be payable in advance.  
\*(detailed T&C shall be as per Maintenance agreement)

Further, the promoter also submitted that no units have been sold in this project till date, and the same has been duly disclosed in our quarterly filings.

Upon perusal of the file, the earlier submitted payment plan at is reproduced below:

**Standard Payment Plan:**

S.No.	Instalment Description	% due of unit price
1	On Application	INR 10L
2	Booking amount (within 30 days of application)	10% (less amount paid on application)
3	Within 3 months from date of application	20%
4	Within 9 months from date of application	20%
5	On casting of Terrace Slab of the SCO	20%
6	On application of OC	20%
7	On offer of possession	10%
	<b>Total</b>	<b>100%</b>

**Down Payment Plan:**

S.No.	Instalment Description	% due of unit price
1	On Application	INR 10L
2	Booking amount - within 30 days of application	Booking Amount (10%) less INR 10 Lakh
3	Within 120 Days of Application	80% (Less Down Payment rebate at %)
4	On Offer of Possession	10%



Total	100%
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**Note:**

1. Stamp duty and registration charges as applicable.
2. GST as applicable on each instalment.
3. Down Payment rebate at 8% shall be applicable on unit price.
4. Holding charges at the rate of INR 50 per sq. ft. (538.2/- per sq. mtr.) per month on carpet area (if applicable).
5. Interest Bearing Maintenance Security (IBMS)\* at the rate INR 100/- per sq. ft. (1076.4/- per sq. mtr.) shall be payable on the offer of possession.
6. 12 months CAM charges\* shall be payable in advance.  
(\*detailed T&C shall be as per Maintenance agreement)

i) The promoter has not filed any affidavit stating no units have been sold in this project till date.

3. On the last date of hearing, i.e., 14.01.2026, Sh. Aman Deep (AGM), Sh. Ashish (VP) & Sh. Vikram Sharma appeared on behalf of the promoter. The Authority directed the promoter to submit an affidavit stating no units have been sold in this project till date and a revised payment schedule reflecting the amended projected date of possession.

4. Vide reply dated 18.03.2026, the promoter has submitted an affidavit affirming that till date, company has not executed agreement to sell for any SCOs and revised payment plan reflecting the date of offer of possession as 30.10.2026.

5. After consideration, the Authority decides to take on record the payment plan submitted by the promoter. The same be uploaded on the web portal of the Authority.

Disposed of.



True copy

*[Signature]*  
Secretary (Acting),  
HRERA, Panchkula

A copy of the above is forwarded to Advisor, HRERA Panchkula, for information and taking further action in the matter.

*[Signature]*  
20/4/26  
STP

*[Signature]*  
20/04

CA-Siddhant  
*[Signature]*