



**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 15.11.2021.**

**Item No. 157.11**

(iv) **Promoter : DLF Homes Panchkula Pvt. Ltd.**

**Project : "The Valley Central" – Commercial pocket of 2.11 acres forming part of Residential Plotted Colony on land measuring 175.593 Acres in the Revenue Estate of Village Bhagwanpur & Islam Nagar, Sector-3, Pinjore Kalka Urban Complex.**

**Temp ID: RERA-PKL-975-2021**

**Present: Sh. Rohit Sharma on behalf of applicant/promoter**

1. In furtherance of orders dated 25.10.2021 passed by Authority, applicant promoter has submitted 3 part completion certificates issued by the Town & Country Planning Department, dated 17.07.2017 for 75 acres; 05.02.2018 for 57.03 acres; and 23.08.2018 for 27.728 acres. They have also submitted a letter dated 09.11.2021 issued by Chief Engineer, HSVP, Panchkula stating that provisions made in already approved service plan estimates is sufficient to meet requirement of 2.11 acres commercial pocket as far as public health point of view is concerned. The applicant-promoter has also stated in writing that the site of 2.11 acres is part of 75 acres plotted colony in respect of which part completion certificate was granted on 17th July 2017 by the Town & Country Planning Department. The promoter has requested for grant of RERA registration at the earliest.

2. The Authority has considered the matter. It observes that the plotted colony of 75 acres which includes 2.11 acres commercial pocket has already received part completion certificate. The purpose of registration of a project is to ensure that project is completed in






accordance with the plans approved and services are laid as per approved plan estimates. It is made out from the letter of Chief Engineer, HSVP that separate plan estimates for this pocket will not be required to be approved. The Town & Country Planning Department has not issued any separate license for this pocket. They have carved out smaller plots in the commercial pocket which are now proposed to be sold by the promoter.

3. The Authority after consideration decides that this project need not be registered with the Authority as it has already received part completion certificate from the State Government. However, applicant promoter shall ensure that while selling plots they will execute agreements with prospective buyers in the standard agreement format provided in the Haryana Real Estate (Regulation and Development) Rules, 2017. Further, the promoter shall be bound by terms of agreements to be executed with prospective buyers. If buyers of the project have any grievance against the promoter on a future date, they may approach this Authority for redressal of those grievances.

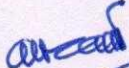
4. A copy of these proceedings be conveyed to the promoter by Ld. CTP.

True copy



  
Executive Director,  
HRERA, Panchkula

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

  
29/11/21  
LA (Anupam)