



**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 06.09.2022.**

**Item No. 183.24**

**(vii) Promoter : Shiva Homes**

**Project : Residential Plotted Colony on land measuring 36.18 acres in Sector-8, Fatehabad, Haryana.**

**Temp ID: RERA-PKL-1123-2022**

**Present: Mr. Naveen Choudary, Promoter/Developer of the Company.**

1. This application is for registration of a residential plotted colony being developed over land measuring 36.18 acres in Sectors-8, Fatehabad. License No. 132 of 2022 dated 26.08.2022 valid upto 25.08.2027 has been granted by Town and Country Planning Department for development of the said colony.

2. Upon examination of the application, following observations are made:-

i. Registration fee is deficit by Rs. 65,852 /-.

ii. Authority upon examination of the license No.132/2022 granted by the Town and Country Planning Department, and also layout plan of the colony as approved by the department, observes that in the license it has been mentioned that certain specific killa Nos. 262//12 min (2-8), 19 min(6-0), 22 min (6-3), 282//2 min (6-12), 3 min (5-14), 8 min (0-16), 9 min (1-14) with total area measuring 29 Kanal and 7 marla is mortgaged by promoter licensee with the department.

iii. In the lay out plan, however, 49 plots specified have been mortgaged.



iv. Authority observes that the department should get the mortgage of specific nos. of plots as have been shown in the layout plan. After approval of the lay out plan the raw land becomes a colony comprised of common areas and plots. Killa Nos. and overall area included in those killa nos. becomes redundant.

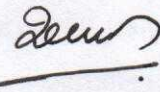
Authority further observes that discrepancy created by Town and Country Planning Department while approving schedule of land annexed with the license, and the lay out plan, is likely to create problems for the project in future. Specific killa nos. stated in the license may not precisely co-incidence with the plots shown in layout plan to have been mortgaged. If an allottee wishes to get bank loan, they will face problems because of this discrepancy in the license and the lay out plan. The license and the lay out plan should give similar statements.

v. Authority would advise applicant-promoter to approach Town and Country Planning Department for removal of this discrepancy. This discrepancy can easily be removed by making a mention in the schedule of land annexed with the license that specified nos. of the plots as shown in the lay out plan have been mortgaged. There is no need to state the killa nos. and overall area of the colony has been got mortgaged.

vi. It is a partnership firm having three partners. One of the partners need to be given powers to market, sell, develop and execute conveyance deeds and the same to be submitted.

3. Adjourned to 19.09.2022.

True copy



Executive Director,  
HRERA, Panchkula



Handwritten signature and date: 12/9/22

LA (Anupam)

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