



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 28.11.2022.

Item No. 191.14

(vi) **Promoter : Jayant Buildhome Pvt. Ltd.**

Project : "Flower Valley" - Affordable Residential Plotted Colony under DDJAY on land measuring 5.66 acres situated in the revenue estate of Village Haluwala, Sector-25, Yamuna Nagar, Jagadhari, Haryana.

Temp ID: RERA-PKL-1165-2022

Present: Adv. Ram Mohan on behalf of Applicant/ Promoter.

1. The matter pertaining to the registration of an Affordable Plotted colony under DDJAY namely "Flower Valley" to be developed over land measuring 5.66 acres situated in Sector-25, Yamanunagar - Jagadhari came up for consideration of the Authority today.

2. The Authority observed that while granting license no. 176 of 2022 besides the normal conditions imposed by DTCP, two additional conditions have been imposed:

i. That you shall submit access permission from concerned authority for taking access from Jagadhari-Bilaspur Road (Schedule Road No 33) before approval of zoning plan.

ii. That Jayant Buildhome Pvt. Ltd shall inviting objections from the allottees of existing licence and applicant company shall inform all the third parties who have got rights created under original licence, through public notice within 10 days from grant of licence, in the newspaper (proforma enclosed) informing about the change of layout plan, with a request to submit objections if any, in writing within 30



days from the date of publication of such public notice. Simultaneously, colonizer shall also inform about the proposed revision in the originally approved layout/site plan of the complete colony. A copy of earlier approved layout plan and the proposed layout plan due to carving out of DDJAY be made available on the website of Colonizer, at the office of Developer/Colonizer as well as in the office of concerned DTP, Yamuna nagar. The Colonizer shall submit report clearly indicating the objection, if any, received by him from allottees and action taken thereof alongwith an undertaking to the effect that the rights of the existing plot holders have not been infringed. Any allottees having any objection may file his/her objection in the office of District town Planner Yamuna Nagar also. The Public Notice may be published in atleast three national newspapers widely circulated in District, of which one should be in Hindi language.

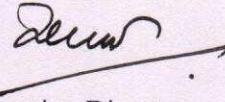
3. The Authority also observed that registration is being sought on the basis of a Provisional revised Layout Plan of Affordable Residential Plotted Colony on land measuring 21.51 Acres (which includes 15.85 acres of license no. 118 of 2021 and 5.66 acres of the present license no. 176 of 2022). The Authority has already registered the project namely "Flower Valley" on land measuring 15.85 Acres vide Registration No. HRERA-PKL-YNR-298-2022 Dated 25.03.2022 valid upto 23.12.2026.
4. The Authority also observed that CA has certified the default/debt liabilities of the project on the basis of information provided by the promoter rather than on checking the records. Further, Balance Sheet for year 2021 and 2022 has not been submitted.
5. Taking note of the above, Authority observes that:
 - i. The Promoter should seek registration after the approval of the zoning plan from the Department so that the above conditions are satisfied.
 - ii. Since the layout plan for the project land measuring 21.51 Acres has been approved by the department, the promoter should complete the entire project within the completion date of the earlier project measuring 15.85 Acres i.e. 23.12.2026
 - iii. Balance Sheet for 2021-2022 be submitted.



iv. Correct CA Certificate be submitted.

6. Adjourned to 09.01.2023. If promoters submit above clarification before next date of hearing, their case will be taken up for consideration on Monday following the date of submission of information.

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.

at 2/12/22
LA (Indu)