



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 16.10.2023.

Item No. 230.19

(v) Promoter: Shamisha Homes Pvt. Ltd.

Project: "The Flower City" a Residential Plotted colony on land measuring 22.75 acres situated in the revenue estate of Village Saraswati Khera, Sector-2, Pehowa, Distt. Kurukshetra.

Temp ID: RERA-PKL-1345-2023

Present Adv. Tarun Ranga on behalf of promoters.

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 192 of 2023 dated 21.09.2023 valid up to 20.09.2028 was granted in favour of 18 individuals in collaboration with Shamisha Homes Pvt. Ltd for the development of a Residential Plotted colony on land measuring 22.75 acres situated in the revenue estate of Village Saraswati Khera, Sector-2, Pehowa, Distt. Kurukshetra.
2. The application submitted by the promoter has been examined and following deficiencies are observed:-
 - i. Demarcation and Zoning plan duly approved by DG,TCP has not been submitted.
 - ii. Plots to be given to Licencee/Landowners in lieu of development of said land have been not been marked on the layout plan. A Joint Undertaking of the promoter/co-licensees also to be submitted.
 - iii. As per Collaboration Agreements, (in consideration of the contribution of project land by landowners), the developer shall allot, saleable area/plots measuring 900 sq yards per acre to the land owners proportionate to the land contributed by them in the



project. The share of the licensed area presently owned by each individual landowner be submitted. The promoter shall also submit a joint undertaking regarding the sharing of plots between the licensee/landowners and the developer by marking the same on the layout plan.

- iv The promoter should also clarify as to who will maintain the RERA account and how will 70% of the amount received by the co-licensees be transferred to the said account. A joint undertaking with the consent of all the co-licensees be submitted.
 - v. It should also be clarified as to who will maintain the colony for the next 5 years after the grant of completion certificate.
 - vi. Land schedule attached with the license is incomplete. A complete copy of the same be submitted.
3. Applicant/promoter should comply with the above observations before the next date of hearing. Adjourned to **18.12.2023**.
4. In case promoter/applicant furnishes the aforesaid information before the next date of hearing, their application may be considered by the Authority in its meeting on Monday following the date of such submission.



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.

27/4/23

LA (Shubham)