



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 04.12.2023.

Item No. 234.35 (xvii)

- Promoter :** DLF Homes Panchkula Pvt. Ltd..
- Project :** "The Valley Orchard" a Group Housing Colony under NILP Policy 2022 on land measuring 15.833 Acres situated in Sector-2 and 3, Pinjore Kalka Urban Complex, Panchkula.
- Temp ID:** RERA-PKL- 1382 of 2023
- Present:** Sh. Rohit alongwith Sh. Manpreet Wahi on behalf of promoters.

The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 141 of 2023 dated 10.07.2023 valid up to 09.07.2028 was granted in favour of Keyna Builders and Constructions Pvt. Ltd., Morina Builders and Developers Pvt. Ltd., Gravel Builder and Constructions Pvt. Ltd., Jesen Builders and Developers Pvt. Ltd. in collaboration with DLF Homes Panchkula Pvt. Ltd for the development of a Group Housing Colony under NILP Policy 2022 on land measuring 15.833 Acres situated in Sector-2 and 3, Pinjore Kalka Urban Complex, Panchkula.

2. The application submitted by the promoter has been examined and it was observed that:-
- Registration fee was deficit by Rs. 12,298/-
 - Special Power of Attorney does not have powers to execute conveyance deeds in favour of the promoter.
 - No default certificate from CA is not as per the format prescribed by the Authority.



3. The Applicant/Promoter vide letter dated 04.12.2023 has complied with the above mentioned observations of the Authority.

2. After examination, the Authority found the project fit for registration subject to the following special conditions that the:

- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - ii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.633 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
 - iii. Landowning companies and the developer shall jointly sign and execute the sale deeds with the allottees of the aforementioned project.
 - iv. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
3. **Disposed of.** File be consigned to record room after issuance of registration certificate.



attested
6/14/23

True copy

Devi

Executive Director,
HRERA, Panchkula

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

LA Shubham