



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 30.10.2023.

Item No. 231.46

(x) **Promoter: Shamisha Land Developers Pvt. Ltd.**

Project: "Garden City" a Residential Plotted colony on land measuring 15.043 acres situated in the revenue estate of Village Umri, Sector-30, Kurukshetra.

Temp ID: RERA-PKL-1349-2023

Present Adv. Tarun Ranga on behalf of promoters.

1. When this matter was last heard on 16.10.2023, following deficiencies were conveyed:-
 - i. *Demarcation and Zoning plan duly approved by DG,TCP has not been submitted.*
 - ii. *The applicant promoter has mentioned No in the column of Layout Plan in REP-I Part E, however a copy of the approved layout plan is annexed. It needs to be reconciled.*
2. Now, vide reply dated 25.10.2023, the applicant/promoter has submitted the copies of approved demarcation and zoning plan.
3. The Authority after consideration decides to register the project with 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 0.369 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. 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.
- iv. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No Rera account shall be subsequently changed by the promoter without the prior permission of the Authority.
4. The office is also directed to get the necessary corrections done online in REP-I part E.
5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



[Handwritten signature]
14/11/23

True copy

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Executive Director,
HRERA, Panchkula

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

CA (Shubham)