



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 11.12.2023.

Item No. 235.24

(iv) Promoter: M/S TILAK COTTON INDUSTRIES.

Project: "Devrachna Lok" an Affordable Residential Plotted Town Planning Scheme (under DDJAY-2016) to be developed over land measuring 6.864 acres situated in Sector-10, Residential, District Fatehabad.

Temp ID: RERA-PKL-1379-2023

Present: Sh.Neeraj Puri, Company Secretary and Authorized Representative of the Promoter.

1. This application is for registration of a new project namely 'Devrachna Lok' an Affordable Residential Plotted Town Planning Scheme (under DDJAY-2016) on land measuring 6.864 acres and situated in the revenue estate of village Tohana, Sector-10, Residential, District Fatehabad approved by the Urban Local Bodies Department vide Memo No. 9/37/2023-4CII on 06.07.2023.

2. The Authority had examined the application for registration and observed the following in its meeting held on 04.12.2023 :

- i. Authorization for Advertising ,Marketing, Sales & to execute Conveyance deeds have been delegated to Sh. Himanshu Garg S/o Sh. Raj Kumar on a plain paper. The delegation of such powers be given by the partners through a Special Power of Attorney.
- ii. A condition has been imposed in the sanction letter that the promoter shall construct the access to the site upto higher order road in concurrence with the concerned authority before allotment of plots . The promoter shall get the same certified from the DTP , Fatehabad.



- iii. Date of completion is required to be corrected in the REP 1 from 30.11.2026 to 30.06.2026.
3. Vide PUC dated 07.12.2023 , the promoter has submitted the following documents :
- Rectified authority letter in favour of Sh. Raj Kumar , Partner of the Firm for Advertising, Marketing and to execute Conveyance Deed.
 - Pictures of constructed road access to the site upto higher road.
 - Copy of NOC from Public Works Department, Haryana .
4. The applicant /promoter vide reply dated 07.12.2023 has complied with the observation at serial no. (i). However, the observations conveyed on 04.12.2023 at serial no. (ii) and (iii) have not yet been complied with.
5. Today, the Authority directs the applicant/promoter to obtain a certification from either the XEN, PWD or DTP (Fatehabad) that the access road to the site upto higher road has been constructed as the photographs submitted by the applicant/promoter are insufficient to conclude that the said road has been constructed.
6. Adjourned to 05.02.2024 with a direction to the applicant to comply with the aforesaid observations. 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.




19/12/23

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.

