



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 18.12.2023.**

**Item No. 236.37**

**(iv) 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. When this matter was last heard on 16.10.2023, following further observations were conveyed to the promoter:-

*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 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 licencee/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.*



2. Adv Tarun Ranga appearing on behalf of promoter informed that they are filing reply to the observations made above, today itself. The office is directed to examine the same and put up before the Authority.

3. Adjourned to 12.02.2023. In case matter is examined by the project branch earlier, the same may be put up before the Authority in its meeting on Monday following the date of such examination.



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.

CA (Surbhane)