



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 03.01.2024.

Item No. 237.18

(vi) 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 Khara, Sector-2, Pehowa, Distt. Kurukshetra.

Temp ID : RERA-PKL-1345-2023

Present Adv. Tarun Ranga on behalf of promoters.

1. When this matter was heard on 16.10.2023, following deficiencies were conveyed:-
 - i. Demarcation and Zoning plan duly approved by DG, TCP has not been submitted.
 - ii. Plots to be given to Licensee/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.



2. Applicant/Promoter vide reply dated 18.12.2023 has complied with the aforesaid deficiencies.

3. In view of the above Authority decides to register the project with the following special conditions:

i. Both the Promoter and landowner/licensees shall comply with the provisions of Section 4(2)(l)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.

ii. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter:-

Sr. No.	Landowner(s)	Plot Nos.	Total No. of plots	Total area (sq. yds)
1	Sh. Hakumat Rai, Sh. Chimman Lal, Sh. Ved Prakash, Sh. Satpal, Smt. Kashmira Rani, Smt. Saroj Rani and Smt. Seema Rani	B-014, B-078, B-079, A-029, A-030, B-006, B-007, B-046, B-047, B-086, B-087, A-023, A-024, B-001 and B-038.	15	4766.9
2	Sh. Shiv Chand, Sh. Sarvesh Kumar	A-033 to A-037, A-040, A-063, B-012, B-017, B-058, B-059, B-062 and B-063.	13	3323.33
3	Sh. Himmat Singh, Sh. Gurinder Singh, Sh. Harbans Singh, Sh. Ranjit Singh, Sh. Maninder Pal Singh, Sh. Davinder Pal Singh.	B-023 to B-025, B-048 to B-50, B-053 to B-057, B-097 to B-099.	14	3403.35
4	Sh. Kashmir Singh, Sh. Sukhwant Kaur	B-064, B-065, B-100 to B-104	7	1985.77
5	Sh. Vijay Kumar	B-022, B-068, B-069, B-072, B-073, B-088 to B-096.	14	4361.65
6	Sh. Sukhwinder Singh	A-038, A-039, A-041, A-042, A-045, A-047, A-048, A-056, A-059	9	2545.79



- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.907 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.
 - v. 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.
 - vi. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
 - vii. 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. **Disposed of.** File be consigned to record room after issuance of registration certificate.



all records
10/1/24.

True copy

[Signature]

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