



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

(v) 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, Fatehabad.

Temp ID : RERA-PKL-1379-2023

Present Sh.Neeraj Puri, Company Secretary and Authorised 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 situated in the revenue estate of village Tohana, Sector-10, Fatehabad approved by the Urban Local Bodies Department vide Memo No. 9/37/2023-4CII dated 06.07.2023.

2. The Authority had examined the application for registration and conveyed the following observations 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. The applicant /promoter vide reply dated 07.12.2023 had complied with the observation at serial no. (i). However, the observations at serial no. (ii) and (iii) have not yet been complied with.

4. Authority in its meeting on 11.12.2023 had also directed the applicant/promoter to obtain the said certification from either the XEN, PWD or DTP (Fatehabad) regarding the access road as the photographs submitted by the applicant/promoter are insufficient to conclude that the said road has been constructed.

5. Now, the applicant/promoter vide letter dated 15.12.2023 has submitted a certificate from District Town Planner, Fatehabad stating that the access road has been constructed at site.

6. After consideration, the Authority finds the project fit for registration with the following special conditions:

- i. 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.
- ii. 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.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by the Urban Local Bodies Department.
- iv. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
- v. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1407 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.

7. **Disposed of.** File be consigned to the record room after issuance of registration certificate.



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10/1/24

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.

LA Kakul