



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 27.03.2024.

Item No. 247.08

Consideration of the applications received by the Authority for Registration of New Projects.

(i) Promoter: M/s Suhag Realty.

Project : "Spire City" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 5.118 acres situated in Sector-22 D, Rohtak.

Temp ID : RERA-PKL-1318-2023

1. When this matter was last heard on 31.01.2024, the Authority had granted one last opportunity to the promoter to submit a copy of Demarcation and Zoning plan duly approved by DG, TCP.
2. Applicant/Promoter vide reply dated 12.02.2024 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/licensee shall comply with the provisions of Section 4(2)(1)(D) of RERD Act, 2016 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. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.



- iii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.150 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.
- iv. 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.
- v. 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 escrow account shall be subsequently changed by the promoter without the prior permission of the Authority.
- vi. 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.
5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



CA (Seublaer)
1/4/21.

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.

CA (Seublaer)