



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 28.02.2024.

Item No. 243.11

(x) Promoter: **SHREE MAHALAXMI DEVELOPERS JATIN DHAWAN AND ANOOP.**

Project : **“Swarnbhoomi Sirsa 2” an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over land measuring 12.093 acres situated in Sector-25, Sirsa.**

Temp ID : **RERA-PKL-1424-2024**

Present: **Advocate Tarun Ranga.**

1. This application is for registration of a project namely “SWARNBHOOMI SIRSA 2” an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 12.093 acres situated in Sector-25, Sirsa. License No.251 of 2023 dated 17.11.2023 has been granted by Town and Country Planning Department which is valid upto 16.11.2028 to Shree Mahalaxmi Developers, Sh. Jatin Dhawan and Sh. Anoop.
2. The Promoter is an Association of Persons which consists of Shree Mahalaxmi Developers (Partnership Firm) having the following partners – i. Sh. Satbir Singh Punia, ii. Sh. Virender, iii. Sh. Kowaljeet and the two individual/ licensees, namely, iv. Sh. Jatin Dhawan, and v. Sh. Anoop.
3. The application has been examined and following are the observations:
 - i. The Promoter has applied for registration in individual category but it's an Association of Persons.
 - ii. REP 1 Part A is incomplete.



- iii. In REP 1 PART G, it is stated that no project has been launched by the promoter in the last 5 years but the table shows the initial and likely date of completion of the project.
- iv. There is no clarity as to who will market, sell and execute conveyance deed as authorization has been delegated to both Sh. Anoop and Sh. Satbir Singh Punia. There is no clarity as to who will maintain the RERA account and how will 70% of the amount be deposited in the said account.
- v. The agreement of Association submitted by the applicant promoter is not in order as various clauses of the Agreement contravenes the provisions of the RERD Act, 2016.
4. Adjourned to 27.03.2024.



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 Kerkul