



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

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 12.06.2024.**

**Item No. 257.18**

(vi) **Promoter: DAA Home Realtors Pvt. Ltd.**

**Project : "DAA Home Palm Drive" an Affordable Residential Plotted Colony (under DDJAY 2016) on land measuring 25.012 acres situated in the revenue estate of Village Phoosgarh & Indri, Sector 7, Indri, District Karnal.**

**Temp ID : RERA-PKL-1451-2024**

**Present: Sh. Jyoti Sidana on behalf of the Promoter.**

1. This application is for registration of the project namely "Daa Home Palm Drive" an Affordable Residential Plotted Colony under DDJAY on land measuring 25.012 Acres situated in the revenue estate of Village Phoosgarh & Indri, Sector 7, Indri, District Karnal. License No. 33 of 2024 dated 29.02.2024 valid up to 28.02.2029 has been granted by Town and Country Planning Department in favour of Sh. Amit, Sh. Shivam, Sh. Dharampal, Smt. Anupriya in collaboration with DAA Home Realtors Pvt. Ltd.

2. The application for registration was examined and following deficiencies were conveyed vide letter dated 31.05.24:

- i. The applicant should get an entry made of the licensed land in the revenue record.*
- ii. No clarity exists as to when will the plots be allotted to the landowners and when will they sell the same.*
- iii. Clause 8 of the Joint Undertaking is incomplete.*
- iv. As on 31.03.2024, there is an amount of Rs. 5.05 Crores pertaining to loans and advances to others. Promoter should explain its position.*
- v. Promoter should submit documents to show its technical and financial capability to complete the project.*



3. The promoter vide reply dated 03.06.2024 has complied with the above deficiencies.
4. After examination, the Authority found the project fit for registration subject to 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 Town & Country Planning Department.
  - iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.499 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.
  - v. The Promoter shall be responsible for the maintenance and upkeep of services of the project upto a period of five years from date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
  - vi. The promoter and licensee/landowners 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.
  - vii. 11 KV HT Line and 33 KV HT Line passes through the site. The following 48 plots falling under HT Line and Pir Sthan shall be freezed until the shifting of the same by DTCP. ( Plot No. 309, 304-308, 200-201, 182-186, 172-179, 144-152, 157-158 (Pir-Sthan), 291-292,265-272,110,143,416-417) having a total area of 6328.27 sqm . The Promoter shall inform HRERA, Panchkula after de-freezing of the above-mentioned plots.



viii. As per the collaboration agreement, the promoter will provide 50% of developed area of residential and commercial plots to the Licencee/Landowners. The Promoter shall handover/physical possession of the following plots to the Licencee/Landowners after the grant of Completion Certificate. Following plots coming to the share of Licencee/Landowners-

A. Sh. Dharam Pal , Sh. Amit Arora, Sh. Shivam Arora cannot be put to sale by the promoter:

Sr. No	Type and Plot No.	Total Plots	Area of each Plot (Sqm)	Total Area of Plots ( Sqm)
3.	D - 17-32	16	111.63	1786.08
4.	E - 37 - 44	8	111.35	890.80
5.	F - 52 - 54	3	81.06	243.18
6.	G - 55 - 57	3	133.79	401.37
7.	A1 - 67 - 73	7	147.06	1029.42
8.	A- 76 -77	2	139.53	279.06
9.	B- 78 -93	16	146.12	2337.92
10.	C- 111 -112 115-116 119-120 123-124 127-128 131-132 135-136 139-140 143	17	149.34	2538.78
11.	H- 144 to 147 153 to 161	13	145.56	1892.28
12.	I - 172 -181	10	132.64	1326.40
13.	J - 182 -191	10	127.18	1271.80
14.	K- 213 -234	22	128.93	2836.46
15.	O- 286 -297	12	125.63	1507.56





16.	L1 – 323 -327	5	139.65	698.25
17.	M1 – 345 - 354	10	128.24	1282.40
18.	Q3 – 396-397 400-401 404-405 408-409 412-413 416-417	12	98	1176.00
19.	R – 418 to 421 429to432	8	125.72	1005.76
20.	R1 – 433 - 435	3	135.90	407.70
21.	Q1 – 447 - 454	8	93.69	749.52
Total		185		23660.74

B. Sh. Dharam Pal , Smt. Anupriya cannot be put to sale by the promoter:

Sr. No	Type and Plot No.	Total Plots	Area of each Plot (Sqm)	Total Area of Plots (Sqm)
1.	L – 258 to 267	10	126.03	1260.30
2	N – 269 to 274	6	128.22	769.32
3.	M1 – 375 to 384	10	128.24	1282.40
4.	M – 385 to 394	10	139.39	1393.90
5.	P1 – 306 to 308	3	121.44	364.32
6.	P – 314 315 318	3	118.29	354.87
TOTAL		42		5425.11

ix. That as per the Joint Undertaking dated 03.06.2024, both the parties i.e., the Developer and Landowner/licencees have agreed and it is stated that “ the parties agreed and accepted that if the landowner wants to sell of their plots, then with the written consent of the landowners , the plots falling under the share of landowner will be sold



by Developer and consideration of said plots shall be paid by the Developer from 30% Account to the Landowners , after deducting the selling charges, if any.

- x. The promoter shall submit documents showing entry of licensed land in the Revenue records within a period of 30 days from the date of issuance of this registration certificate.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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.

*25/6/2024*  
*LA (Kakul)*