



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 10.07.2024.

Item No. 259.36

(iii) **Promoter: SWARN BHOOMI ASSOCIATES.**

Project : "SWARN CITY" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 7.925 acres situated in Sector-4B, Jind.

Temp ID : RERA-PKL-1465-2024

Present: Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of a new project namely "SWARN CITY" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 7.925 acres situated in Sector-4B, Jind. License No. 148 of 2023 dated 18.07.2023 valid upto 17.07.2028 for area measuring 5.106 acres and License No. 58 of 2024 dated 16.03.2024 valid upto 15.03.2029 for area measuring 2.818 acres has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 01.07.2024:

- i. The promoter should inform if an entry of the license has been made in the revenue records. If not, the same may be done now;
- ii. Acknowledgement of filing the income tax returns by the promoter firm be submitted;
- iii. Authorization to one of the partners to sign the documents and to submit application for registration of project has not been submitted.

3. The promoter vide letter dated 05.07.2024 has complied with all the deficiencies. After consideration, the Authority finds 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 0.265 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. 132 KV HT Line passes through the site so a total no. of 26 plots (Plot no. 95-104, 108-115, 119-124, 132, 133) are freezed until defreezed by DTCP, Haryana.
 - 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.



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 (monika)