



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-I, 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

(iv) **Promoter:** M/s SDJS Builder and Developer LLP.

Project : "Royal City" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 5.168 Acres situated in Sector-7, Jhajjar.

Temp ID : RERA-PKL-1492-2024

Present: Sh. Jyoti Sidana on behalf of promoter.

1. An application for registration of project cited above has been received from the promoter on 04.07.2024. License No. 184 of 2023 dated 11.09.2023 valid up to 10.09.2028 was granted in favour of SDJS Builder and Developer LLP for the development of an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 5.168 Acres situated in Sector-7, Jhajjar.
2. This case was last considered by the Authority in its meeting held on 24.04.2024 (vide Temp ID 1378-2023) wherein the same was rejected as the Demarcation and Zoning Plan of the colony were yet to be approved by DTCP, Haryana.
3. Now, the applicant/promoter has applied for registration of the said colony alongwith processing fee of Rs. 6,000/- alongwith approved copies of demarcation and zoning plan duly approved by DTCP on 13.06.2024. The promoter has now complied with the deficiencies and submitted a copy of letter dated 10.07.2024 addressed to the Tehsildar, Badli requesting for entry of license to be made in the revenue record.
4. After consideration, the Authority found the project fit for registration subject to the following special conditions:



- i. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.
 - 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 0.207 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.
 - 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. 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 the interest of the allottees.
4. The office is directed to update the RERA Bank Account in REP I Part D.
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 (shubham)