



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 24.07.2024.**

**Item No. 260.36**

**(iii) Promoter: Vanessa Builders and Developers Pvt. Ltd.**

**Project: "Sirsa Greens" an Affordable Residential Plotted Colony (under DDJAY 2016) on land measuring 10.343 acres situated in the revenue estate of Village Kanganpur, Sector 1, Sirsa.**

**Temp ID: RERA-PKL-1496-2024**

**Present: Sh. Virender Kumar on behalf of the Promoter.**

1. This application is for registration of the project namely "Sirsa Greens" an Affordable Residential Plotted Colony under DDJAY on land measuring 10.343 Acres situated in the revenue estate of Village Kanganpur, Sector 1, Sirsa. License No. 231 of 2023 dated 30.10.2023 valid up to 29.10.2028 has been granted by Town and Country Planning Department in favour of Sh. Vivek Rao, Sh. Vishavjeet, Sh. Gaurav Kumar, Sh. Satya Prakash Yadav, Sh. Sandeep Choudhary, Sh. Rajesh Goyal in collaboration with Vanessa Builders and Developers Pvt. Ltd.

2. After examination of the application, 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 0.246 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)(1)(d) of RERD 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. Following plots coming to the share of Licensee/Landowners cannot be put to sale by the promoter:

Sr. No	Landowner	Block	Plot No.	Total no. of Plots	Area of each Plot (Sqm)	Total Area of Plots ( Sqm)
1.	Sh. Rajesh Goyal	C	15-26 27 28	18	118.8 116.952 107.382	2175.58
		H	136-		149.5	
		J	137		142.805	
		K	138 148		83.85	
2.	Sh. Gaurav Kumar	E	81-94	14	134.90	1888.6
3.	Sh. Sandeep Choudhary	G	97- 103	7	130.53	913.71
4.	Sh. Satya Prakash Yadav	G	108- 114	7	130.53	913.71
5.	Sh. Vivek Rao	G	118- 124 127- 132 133	14	130.53 130.53 131.767	1888.65



6.	Sh. Vishavjeet	L	166- 172 175- 184	17	113.940 115.020	1947.78
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viii. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.

6. Disposed of. File be consigned to record room after issuance of registration certificate.



*Handwritten signature*  
6/8/24.

True copy

*Handwritten 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 (Kakue)