



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 09.10.2024.

Item No. 266.57

(xv) **Promoter:** DLF Homes Panchkula Pvt. Ltd.

Project : "The Valley Central", 8 SCOs having an area of 0.72 acres forming part of commercial site measuring 2.11 acres in the residential plotted colony measuring 159 acres situated in Sector 2 & 3, Pinjore Kalka Urban Complex, Panchkula.

Temp ID : RERA-PKL-1490-2024

Present: Sh. Manpreet, GM Business Development alongwith Sh. Chandan, GM Projects.

1. This application is for registration of the project namely "The Valley Central", (8 SCOs having an area of 0.72 acres forming part of commercial site measuring 2.11 acres) in the residential plotted colony measuring 159 acres situated in Sector 2 & 3, Pinjore Kalka Urban Complex, Panchkula. License No. 11 of 2010 dated 02.02.2010 valid up to 01.02.2014, renewed upto 01.02.2025 has been granted by Town and Country Planning Department, Haryana in favour of 12 landowner/licencees C/o DLF Homes Panchkula Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 06.09.2024:

- i. Application form is not finally submitted online.
- ii. REP-I is not signed/stamped by the promoter.
- iii. Total of land utilization table under REP-I Part C is not matching with the total land of the project proposed to be registered.
- iv. REP-I Part D should reflect the details of RERA Account as per ICICI Bank.
- v. CA certificate is based on the information provided to CA by promoter.



- vi. Powers to market, sell and develop the land including powers to execute conveyance deeds have to be given to the promoter by way of registered and irrevocable development agreements and special power of attorneys.
 - vii. The promoter must apply for registration of complete commercial area for which zoning plan has been approved.
 - viii. Approval letter of zoning plan and standard design of SCOs have not been submitted.
 - ix. Copy of License No 114 of 2011 has not been enclosed.
 - x. A brief note on the financial and technical capability be submitted.
3. The promoter vide reply dated 09.09.2024 has complied with the observations at serial no. i to iv, viii and x above. As regards observation at sr. no. vii, reliance has been placed on the proceedings dated 15.11.2021 wherein the Authority while examining application for the commercial pocket of 2.11 acres (forming part of the residential plotted colony measuring 175.593 acres) has observed that *the plotted colony of 75 acres which includes 2.11 acres commercial pocket has already received part completion certificate. The purpose of registration of a project is to ensure that project is completed in accordance with the plans approved and services are laid as per approved plan estimates. It is made out from the letter of Chief Engineer, HSVP that separate plan estimates for this pocket will not be required to be approved. The Town & Country Planning Department has not issued any separate license for this pocket. They have carved out smaller plots in the commercial pocket which are now proposed to be sold by the promoter.*

On 11.09.2024, Sh. Anish Dham appearing on behalf of promoter informed that since they will be selling 8 built up SCOs (total 40 units) out of total 31 plots falling in the commercial pocket measuring 2.11 acres, therefore they have approached the Authority for registration of the 8 SCOs and the remaining plots have already been sold as on date.

The Authority therefore granted one last opportunity to comply with the remaining observations at serial no. v, vi & ix and also an opportunity of being heard personally on the next date of hearing before rejecting the application.

4. Thereafter, the promoter vide reply dated 20.09.2024 has stated as under:-
- i. As regards vi above, the promoter has submitted an affidavit stating that the land-owning companies and developer will jointly sign and execute the sale deeds with the Allottees of aforementioned project before the appropriate authority as per prevailing legal position
 - ii. As regards ix above, Renewal of license no 114 of 2011 is valid till 22.12.2024. Copy attached.



Registration with HRERA is being applied for 40 independent commercial units to be built on 8 SCOs in G+4 configuration. The State Government's notification is attached allowing floor wise sale.

5. Further, vide replies dated 27.09.2024 and 08.10.2024, the promoter has complied with the remaining deficiencies.
6. 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. 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.
 - iii. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.
7. Further, notice under Section 35 of the RERA Act, 2016 be issued to the promoter by the office as per directions of the Authority in its proceedings dated 11.09.2024.



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.

CA (Monika) 22/10/24