



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 09.10.2024.

Item No. 266.57

(vi) **Promoter:** M/s Unnati Developers.

Project : "PALM VALLEY" an Affordable residential plotted colony under DDJAY-2016 on land measuring 5.168 Acres situated in the revenue estate of Village Billah, Sector12 A, Kot Behla Urban Complex, Panchkula.

Temp ID : RERA-PKL-1517-2024

Present: Sh. Jyoti Sidana Authorized representative of the promoter.

1. This application is for registration of a new project namely "Palm Valley", an Affordable residential plotted colony under DDJAY-2016 on land measuring 5.168 Acres situated in the revenue estate of Village Billah, Sector12 A, Kot Behla Urban Complex, Panchkula. License No. 79 of 2024 dated 09.07.2024 valid upto 08.07.2029 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 20.09.2024:

(i) Clause 10, of form REP II is not as prescribed in the rules;

(ii) 3 plots i.e. Plot No's 29, 30 & 31 shall be kept frozen till the removal of temporary site office raised at site on these plots;



- (iii) No understanding between the partners have been submitted to show as to how will the Plots be advertised, booked, sold and who will execute conveyance deeds.
3. The promoter vide letter dated 24.09.2024 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 0.205 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. 3 plots (Plot no. 29, 30 & 31) measuring 382.01 sq. mtr. shall be kept frozen and cannot be sold by the promoter till removal of temporary site office raised at site on these plots and written consent of DTCP, Haryana and RERA, Panchkula is obtained.
 - VI. 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.
 - VII. 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.



- VIII. 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.
4. **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.

CA (Monika)