



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapk1-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 11.09.2024.

Item No. 265.37

(viii) 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, Distt. Panchkula.

Temp ID : RERA-PKL-1490-2024

Present: Sh. Anish Dham, Vice President Coordination, Sh. Manpreet, GM Business Development along with 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, Distt. 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 in 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. The Authority after consideration decided that this project need not be registered with the Authority as it has already received part completion certificate from the State Government. However, applicant promoter shall ensure that while selling plots they will execute agreements with prospective buyers in the standard agreement format provided in the Haryana Real Estate (Regulation and Development) Rules, 2017. Further, the promoter shall be bound by terms of agreements to be executed with prospective buyers. If buyers of the project have any grievance against the promoter on a future date, they may approach this Authority for redressal of those grievances.*

Today, 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.



4. After examination, the Authority decides to grant 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.
5. Further, as per orders dated 11.11.2021 of Hon'ble Supreme Court passed in M/s Newtech Promoters & Developers (P) Ltd. Vs. State of UP & Others, compliances are to be made till the grant of completion certificate. However, the Authority vide its proceedings dated 15.11.2021 and its earlier precedents had decided that this project need not be registered with the Authority as it had already received part completion certificate from the State Government. Subsequent to the said judgment, only part completion certificate in respect of the colony has been received, therefore, the Authority directs the office to issue a notice under Section 35 of the RERA Act, 2016 to the promoter to clarify as to why the entire project measuring 175.593 acres is not registrable.
6. Adjourned 25.09.2024.



True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

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1/11/24.

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

LA (Monika)