



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 15.01.2025.

Item No. 275.03

(iv) Promoter: M/s Titan Ventures LLP.

Project : "Titan Iconic", GH-107B measuring 3562.743 sqm having an FAR of 6234.8 sqm in sector-20, Panchkula.

Temp ID : RERA-PKL-1583-2024

Present: Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of project namely; "Titan Iconic", GH-107B measuring 3562.743 sqm and having an FAR of 6234.8 sqm in sector-20, Panchkula. HSVP allotted Site vide Memo NO. Z0004/E0012/UE020/GALOT/0000001031 dated 21.12.2023 and Possession was granted vide memo. No. S-8422 dated 29.12.2023 to Titan Ventures LLP through its Partner Sh. Manish Singal.

2. The application was examined and following observations were conveyed to the promoter on 08.01.2025:

- I. Copy of zoning plan not submitted;
- II. Duly certified balance sheets of the last three years (of the firm) be submitted;
- III. Original LLP agreement dated 24.01.2022 should be submitted.

3. The promoter vide letter dated 13.01.2025 has complied with all the above 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 30 days from the issuance of this registration certificate, till which time no plots shall



be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3'' x 3'' (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. 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 HSVP.
 - IV. 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.
 - V. 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.
 - VI. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 17.813 sqm to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
 - VII. That the partners of the LLP shall jointly sign the allotment letters/Agreement to sell and also the conveyance deeds to be executed with the prospective allottees.
 - 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

[Signature]

[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.

[Signature]
23/1/25
CA (Mouka)