



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 05.03.2025.

Item No. 280.03

(ii) Promoter: Flowtech Estates Pvt Ltd.

Project : "Aaranya Greens" an Affordable residential plotted colony under DDJAY-2016 on land measuring 6.568 acres situated in the revenue estate of Village Rathdhana, Sector-35, Sonipat.

Temp ID : RERA-PKL-1634-2025

Present: Sh. Ashok Saroha Director alongwith Sh. Subodh Saxena on behalf of promoter.

1. This application is for registration of the project namely; "Aaranya Greens" an Affordable residential plotted colony under DDJAY-2016 on land measuring 6.568 acres situated in the revenue estate of Village Rathdhana, Sector-35, Sonipat. License No. 03 of 2025 dated 07.01.2025 valid up to 06.01.2030 has been granted by Town and Country Planning Department, Haryana in favour of Sh. Ram Kishan, Sh. Amit, Sh. Ashok Kumar, Ms. Mansi, Smt. Savitri, Smt. Sunita in collaboration with Flowtech Estates Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 25.02.2025:

- (i) As per clause 36 of collaboration agreement, maintenance upkeep of the project shall be done by the developer or its nominated maintenance agency. It is in contradiction to the RERD Act and Rules.
- (ii) A brief note on financial capacity of the promoter to develop the project needs to be submitted.
- (iii) Details of the persons from whom the unsecured loans have been taken be submitted along with their PAN number and Adhar details be submitted.



3. The promoter vide reply dated 27.02.2025 has complied with all the above deficiencies.

4. After consideration, the Authority found the project fit for registration subject to the following special conditions:

- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.194 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.
- iii. 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.
- iv. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- v. That the share of the landowner/licensees as per collaboration agreement is 75.38% which shall be paid from the 30% free account.
- vi. 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.
- vii. 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



- 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.
5. 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 (shubham)

Shubham
Kaur
19/3/25