



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 26.03.2025.

Item No. 282.03

(iv) **Promoter:** M/s Jay Shiva Earthmovers and Construction Pvt. Ltd.

Project : "Maxvel Ceremony City" an affordable residential plotted colony (DDJAY-2016) over land measuring 9.312 acres situated in the revenue estate of Village Badoli, Sector-40, Panipat.

Temp ID : RERA-PKL-1642-2025

Present: Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of a new project namely "Maxvel Ceremony City" an affordable residential plotted colony (under DDJAY-2016) to be developed over land measuring 9.312 acres situated in the revenue estate of Village Badoli, Sector-40, Panipat. License No. 161 of 2024 dated 20.11.2024 valid upto 19.11.2029 has been granted by Town and Country Planning Department, Haryana.

2. The application was examined and the following observations were conveyed to the promoter on 19.03.2025:

- i. DD dated 30.11.2024 has been rejected being out dated;
- ii. CA certificate submitted at page no. 26 is not in prescribed format and also not submitted in original;
- iii. ITR for the last three years not submitted;
- iv. Payment plan not submitted;
- v. Promoter should inform whether entry of license has been made in the revenue records;



- vi. The license is in the name of "Jai Shiva Earthmovers and Construction Private Limited", however application and documents are received from "Jay Shiva Earthmovers and Construction Private Limited". The promoter should clarify the same;
 - vii. Proof of ownership/title of whole project land in favour of promoter has not been submitted.
 - viii. Projected cash flow statements (quarterly) of the proposed project be submitted;
 - ix. A certificate from CA that the information provided in A to II Performa is as per the Books of account/Balance sheets of the applicant company.
3. The promoter vide reply dated 24.03.2025 has complied with all the above observations. 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 (inches) (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 Town & Country Planning Department.
- 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. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.3696 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.
- VI. 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.
- VII. The promoter shall submit a corrected copy of license after rectification of name of the company from DTCP, Haryana within 30 days of the issuance of this registration certificate.
4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Executive Director,
HREERA, Panchkula

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

LA (Monika)