



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 07.05.2025.

Item No. 286.03

(ii) Promoter: Manav Associates Pvt. Ltd.

Project : "Savanah Greens" an Affordable residential plotted colony under DDJAY-2016 on land measuring 5.762 acres situated in the revenue estate of Village Kumashpur, Sector-81, Sonipat .

Temp ID : RERA-PKL-1673-2025

Present: Sh. Jyoti Sidana on behalf of promoter.

1. This application is for registration of an Affordable residential plotted colony namely; "Savanah Greens". License No. 159 of 2024 dated 20.11.2024 valid up to 19.11.2029 has been granted by Town and Country Planning Department, Haryana in favour of Manav Associates Pvt. Ltd., Smt. Savita, Sh. Sudheer Kumar in collaboration with Manav Associates Pvt. Ltd. for setting up of said colony.
2. The application was examined and the observation that 'Page no. 164,189,191,203,205,206,234,240,241, 211 to 231 of the project file are not legible' was conveyed to the promoter on 02.05.2025:
3. The promoter vide reply dated 05.05.2025 has complied with the above deficiency.
4. After consideration, the Authority found the project fit for registration subject to the following special conditions:
 - i. Both the Promoter and landowner/licensee shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.



- ii. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter.

Licencee/Landowner	Plot Nos.	No. of Plots	Total area (in sq mtrs)
Sh. Sudhir	9 to 15	7	1011.01
	4 to 5	2	233.68
	86	1	115.451
Ms. Savita	1	1	149.652
	2	1	126.684
	3	1	126.846

- 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 site measuring 0.199 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. 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.
- vi. 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.
- vii. That as per the joint undertaking dated 08.04.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- viii. 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.
- ix. 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.



- x. 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 (Sumbhag)


2025/5/25