



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 04.06.2025.

Item No. 289.03

(xi) **Promoter: DIVINE VISION INFRASPACE PVT. LTD.**

Project : "THE FLOWER CITY" an Affordable Residential plotted Colony (under DDJAY-2016) being developed on land measuring 9.604 acres situated in the revenue estate of village Butana, Sector 14, Nilokheri Taraori, District Karnal.

Temp ID : RERA-PKL-1709-2025

Present: Sh. Tarun Ranga Authorized representative of the promoter.

1. This application is for registration of a new project "THE FLOWER CITY" an Affordable Residential plotted Colony (under DDJAY-2016) being developed on land measuring 9.604 acres situated in the revenue estate of village Butana, Sector 14, Nilokheri Taraori, District Karnal. License No. 55 of 2025 dated 17.04.2025 valid upto 16.04.2030 has been granted to Smt. Surjeet Devi, Sh. Lalit Kumar, Smt. Tara Devi, Sh. Munish, Sh. Ritesh in collaboration with Divine Vision Infraspace Pvt. Ltd. by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 02.06.2025:

- i. Demarcation & Zoning Plan not submitted.
- ii. Status of the plot falling under 11KV HT Line.
- iii. Deed of Allocation of Smt. Surjeet Devi & Sh. Lalit Kumar has not been submitted.
- iv. Authorization of Pawan Kumar to Execute Collaboration Agreement.
- v. Signatures and undertaking of only 2 Directors(Page 200)
- vi. Clarification whether any commercial Component to be given to the Landowners or not.



- vii. Whether entry of Licence made in the revenue record or not.
- viii. Name/ address of the person who will operate the escrow account not submitted.
- ix. An undertaking that no modification/ alteration can be undertaken in the collaboration Agreement without the written consent of RERA, Panchkula.
- x. Affidavit cum undertaking at (Pg. 267) is not attested.
- xi. How will the sale proceeds of the Landowner/ Licencee go in the escrow account?
3. The promoter vide letters dated 03.06.2025 and 04.06.2025 has complied with the above deficiencies.
4. 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. Both the Promoter and landowner/licensees 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.
 - III. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter:-
 1. Lalit Kumar and Surjeet Devi

Sr No	Plot No.	Area In sq Yards
1	A2	176.97
2	A35	175.52
3	A102	157.69
4	A131	158.40
5	A103	157.69
6	A132	158.40
7	A137	179.40
8	A138	179.40
9	A74	176.64



10	A75	176.64
11	A46	175.52
12	A24	175.52
13	A25	175.52
14	A63	176.64
15	A14	176.64
16	A42	175.52
17	A18	176.64
18	A8	176.64
19	A9	176.64
20	A10	176.64
21	A11	176.64
22	A147	179.40
23	A148	179.40
24	A149	179.40
25	A150	179.40
26	A54	176.64
27	A55	176.64
28	A28	175.52
29	A141	179.40
30	A38	175.52
31	A17	176.64
		5413.40 Sq. Yards

2. Tara Devi, Munish Chaudhary and Ritesh Chaudhary

Sr No	Plot No.	Area In sq Yards
1	A76	175.52
2	A90	157.69
3	A97	157.69
4	A126	158.40
5	A100	157.69
6	A85	157.69
7	A58	176.64
8	A86	157.69
9	A115	157.69



10	A96	157.69
11	A116	157.69
12	A92	157.69
13	A71	176.64
14	A99	157.69
15	A106	157.69
16	A91	157.69
17	A120	158.40
18	A98	157.69
19	A127	158.40
20	A105	157.69
21	A87	157.69
22	A80	176.64
23	A108	157.69
24	A53	176.64
25	A89	157.69
26	A114	157.69
		4195.89

- IV. 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.
- V. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department
- VI. 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.
- VII. 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.



- VIII. VIII 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.
- IX. That as per joint undertakings cum affidavit, no clause of the Collaboration Agreement shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter should also not execute an addendum to the collaboration agreement without the prior consent of DTCP Haryana and RERA.
- X. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- XI. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.3026 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.
- XII. ~~XII~~. That as per the joint undertaking dated 15.05.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
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.


