



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 28.05.2025.

Item No. 288.03

Consideration of the applications received by the Authority for Registration of New Projects.

(i) **Promoter: M/s Sharvil Buildtech LLP .**

Project : "The Flower City" an Affordable Residential Plotted Colony (under DDJAY - 2016) to be developed on land measuring 8.72 Acres situated in the revenue estate of village Rattangarh and Jhamra, Sector 5, Shahbad, District Kurukshetra..

Temp ID: RERA-PKL-1686- 2025

Present: Adv. Tarun Ranga Authorized representative on behalf of the promoter .

1. This application is for registration of a new project "The Flower City" an Affordable Residential Plotted Colony (under DDJAY – 2016) to be developed over land measuring 8.72 acres situated in the revenue estate of village Rattangarh and Jhamra, Sector – 5, Shahabad, District Kurukshetra. License No. 60 of 2025 dated 25.04.2025 valid upto 24.04.2030 has been granted by Town and Country Planning Department.

2. The application for registration was examined and the following observations were conveyed to the promoter vide letter dated 13.05.2025:

- i. Email Id of all the partners of LLP is same in REP – I Part – A.
- ii. Copy of Zoning Plan and Demarcation Plan to be submitted.
- iii. Authorization is signed by only two designated partners. (However, REP – I A to H form consists of five partners) and Subhash Saini's signature have also not been certified.
- iv. Whether entry of license has been made in the revenue record?



- v. The Architectural firm should also submit a list of Professionals engaged and the list of Projects undertaken.
 - vi. Sh. Tarun Ranga's authorization as a representative of LLP has been signed by two partners out of five
 - vii. Clause 4 to 10 of the Collaboration Agreement missing between (pages 87/88).
 - viii. Joint undertaking (Page No. 215 – 216) not signed by Landowner/Licencees.
3. The promoter vide reply dated 27.05.2025 and 28.05.2025 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" (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. Sh. Chander Kant and Sh. Subhash Chand, authorized signatory on behalf of developer company shall sign and execute sale deeds/ conveyance deeds on behalf of all the partners of LLP.
 - v. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.248 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. 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 all the allottees.
 - 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. 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.

4. **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.

Paula . LA Vardha