



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

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

(iii) **Promoter:** M/s Satiup Builders.

Project: "Revti City Extension" an Affordable residential plotted colony (under DDJAY-2016) on land measuring 4.018 acres situated in revenue estate of village Bariyawas, sector-29A, Rewari.

Temp ID : RERA-PKL-1680-2025

Present: Sh. Subodh Saxena on behalf of the promoter.

1. This application is for registration of project namely "Revti City Extension" an Affordable residential plotted colony (under DDJAY-2016) on land measuring 4.018 acres (in addition to earlier granted license no. 58 of 2021 dated 27.08.2021 for an area measuring 11.443 acres), situated in revenue estate of village Bariyawas, sector-29A, Rewari. License No. 177 of 2024 dated 05.12.2024 valid upto 04.12.2029 has been granted by Town and Country Planning Department.
2. The application was examined and following observations were conveyed to the promoter on 22.05.2025:
 - i. Fee is deficit by Rs. 3,706/-;
 - ii. REP II is not attested;
 - iii. The promoter has still not been granted Completion certificate and therefore give information with regard to technical support for executing the project;
 - iv. Affidavit that there has been no change in the earlier approved layout plan of 11.443 acres be submitted.
3. The promoter vide reply dated 26.05.2025 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 (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. The promoter and landowner/licencees shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 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 as per the joint undertaking dated 26.03.2025, both the promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- 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 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.
- 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. No clause of the Collaboration Agreement/GPA shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter and licensee/landowners should also not execute an addendum to the collaboration agreement/GPA without the prior consent of DTCP Haryana and RERA.




- viii. 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.
- ix. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.161 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.
- x. That as per the revenue sharing between the landowner/licencee and the promoter in the collaboration agreement, the land owner will get 70% amount from the 30% free account.
- xi. 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 the allottees.
- xii. Sh. Parshant Aggarwal shall sign and execute sale deeds/conveyance deeds on behalf of the firm.

4. **Disposed of.**



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.



LA member