



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 30.07.2025.

Item No. 294.03

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

(vi) Promoter: Shri Mahalaxmi Developers.

Project: "Swarnbhoomi Sirsa 3" An Affordable Residential Plotted Colony (under DDJAY – 2016) to be developed on land measuring 9.737 acres situated in Village Nezadela Kalan, Sector 25, Sirsa.

Temp ID: RERA-PKL-1748-2025

Present: Adv. Tarun Ranga on the behalf of promoter

1. This application is for registration of a new project " Swarnbhoomi Sirsa 3" an Affordable Residential Plotted Colony (under DDJAY -2016) to be developed over land measuring 9.737 acres situated in the revenue estate of Village Nezadela Kalan , Sector 25 , Sirsa. License No. 114 of 2025 dated 03.07.2025 valid upto 02.07.2030 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the Promoter vide letter dated 24.07.2025:

- i. Zoning and Demarcation Plan to be submitted.
- ii. Whether entry of license has been made in revenue record or not.
- iii. Date is not mentioned on form A to H.
- iv. Whether the Account no. 925020026806613 mentioned in REP I Part D is 100% or 70%.
- v. One partner may be assigned the powers to execute the conveyance deed.



vi. LC IV and Copy of Bilateral Agreement be submitted.

vii. List of plots falling under 11 KV HT line.

3. The promoter vide reply dated 29.07.2025 and 30.07.2025 has complied with all 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 100% Master Account, 70% Escrow Account, and the 30% free account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also 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% account 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 within two weeks after their approval by Town & Country Planning Department.
- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.2129 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. 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.
- 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 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.

The request of Promoter to correct the name of promoter from “ Shree Mahalaxmi Developers” to “ Shri Mahalaxmi Developers” in REP I Part A has taken on record.

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.

(A1 Vansla)