



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 16.07.2025.

Item No. 293.03

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

(i) **Promoter:** Suparvesh Developers Pvt. Ltd.

Project: "Harmony Select City" an Affordable Residential Plotted Colony (DDJAY) on land measuring 9.74 acres in the revenue estate of village Faridpur, Sector-39, Panipat.

Temp ID : RERA-PKL-1722 -2025

Present: Sh. Jyoti Sidana on behalf of the promoter.

1. This application is for registration of project namely "Harmony Select City" an Affordable Residential Plotted Colony (DDJAY) on land measuring 9.74 acres falling in the revenue estate of village Faridpur, Sector-39, Panipat. License No. 187 of 2024 dated 16.12.2024 valid upto 15.12.2029 has been granted by DTCP, Haryana. The promoter had earlier applied for registration of project vide temp ID no. 1618-2025 and due to non-compliance of observations, the same was returned. The promoter requested to consider the documents submitted alongwith temp ID 1618-2025.

2. The new application received vide temp ID 1722 of 2025 was examined and following observations were conveyed to the promoter on 09.07.2025:

- i. A brief note regarding the financial and professional/technical capability of the promoter to develop the project be submitted;
- ii. The promoter should inform whether entry of license has been made in the revenue records;
- iii. No default CA certificate to be submitted in original;
- iv. As per Form REP-1 (A), there are two directors in the company but details of finance of both the directors are not submitted.



v. Latest audit report (i.e. 31.03.2025) is not attached.

3. The promoter vide reply dated 10.07.2025 has complied with all the above observations. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

- a) 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 (inches) (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.
- b) 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.
- c) Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning.
- d) 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.
- e) 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.
- f) Promoter shall submit documents showing entry of license in the revenue record within 30 days of issuance of registration.
- g) Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.39 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.



- h) The following plots mortgaged under Internal development works and External development works by the DTCP shall be kept freezed and will not be sold till they are de-mortgaged by the office of DTCP and RERA, Panchkula:

Area Under Mortgage of Plots (under IDW)			
Plot No.	Area in Sq. Mt (Each Plot)	No. of Plots	Total Area (in Sq Mt)
58-65	127.620	8	1020.960
176	139	1	139.00
168-175	130.500	8	1044.00
187	148.421	1	148.421
188	125.578	1	125.578
189	101.400	1	101.400
	Total	20	2579.359 Sq. Mt.

Area Under Mortgage of Plots (under EDC)			
Plot No.	Area in Sq. Mt (Each Plot)	No. of Plots	Total Area (in Sq Mt)
78-95	127.620	18	2297.160
77	129.276	1	129.276
96	109.895	1	109.895
	Total	20	2536.331 Sq. Mt.

4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

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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 monika

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