



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, 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.**

**(viii) Promoter: V & M Realcon.**

**Project: 11 plots of 2880.12 sq. mtrs. (Mahira Greens 2) forming part of a residential plotted colony namely Vatika City Central being developed on land measuring 160.683 acres in Sector 21,22,23 and 25 Ambala.**

**Temp ID : RERA-PKL-1731 -2025**

**Present: Sh. Neeraj on behalf of the Promoter.**

1. This application is for registration of 11 plots of 2880.12 sq. mtrs (Mahira Greens 2) forming part of a residential plotted colony namely Vatika City Central being developed on land measuring 160.683 acres in Sector 21,22,23 and 25 Ambala. Registration to this Residential Plotted Colony was granted vide registration No: 84 of 2019 dated 08.01.2019.

2. The application was examined and following observations were conveyed to the Promoter vide letter dated 14.07.2025:

- i Zoning and Demarcation Plan be submitted.
- ii. Partnership deed is not registered.
- iii. Layout showing the plots to be constructed be enclosed.
- iv. Land utilization table REP I (Part C) is not in order.

3. The promoter vide reply dated 15.07.2025 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 (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.
- ii. 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
- iii. 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.
- iv. The floors/units will be allowed to be occupied only after the completion of services in the colony has been granted by the DTCP.

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.

*LA Varsha*

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