



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 29.10.2025.

Item No. 303.03

Minutes of registration of project through circulation to be attached with 303rd Meeting of Authority held on 29.10.2025.

(i) Project Name:

“The Flower City” an Affordable Residential plotted colony (under-DDJAY-2016) on land measuring 8.65 acres situated in the revenue estate of Village Dhod Kheri, Sector 36, Kaithal.

Name of the promoter:

Sharvil Developer LLP.

Date of consideration:

23.10.2025

Temp Id:

1819-2025

1. This application is for registration of the project namely; “The Flower City” an Affordable Residential plotted colony (under-DDJAY-2016) on land measuring 8.65 acres situated in the revenue estate of Village Dhod Kheri, Sector 36, Kaithal being developed by Sharvil Developer LLP. Licence No. 166 of 2025 dated 04.09.2025 valid upto 03.09.2030 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 15.10.2025:

- i. Whether entry of the licence made in revenue record or not.
- ii. A board resolution stating who shall execute the conveyance deed on behalf of LLP be submitted.
- iii. Form LC- IV and Bilateral Agreement not submitted.
- iv. Paid up capital details are not submitted.
- v. Plots falling under row of 11 KV HT line be submitted.



3. The promoter vide reply dated 15.10.2025 has complied with the observations mentioned above and the Authority found 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 plot shall be sold. The Promoter is also directed to issue a public notice of minimum size 3 x 3 (inches) (in two newspapers including one in Hindi widely circulated in the area) indicating details of 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 prior permission of the Authority.
- ii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- iii. 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.
- iv. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- v. 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.
- vi. Ms. Dolly Sethi (Vice President CRM) shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
- vii. No advertisement/public notice be issued through any medium without affixing the QR code and registration number issued by the Authority. The QR code and registration number 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.
- viii. 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.



- ix. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- x. That following plots coming under 11 KV HT Line cannot be put to sale by the promoter till the shifting of 11 KV HT Line:

Plot No.	Plot Type	Area(Sq. Mt.)	No. of Plots	Total Area (Sq. Mt.)
35-49	Type-E	141.305	15	2119.575
50-53	Type-G	133.409	4	533.636
Total			19	2653.211

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

This has been approved by the Authority through circulation on 23.10.2025

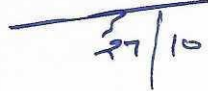


True copy


Executive Director,
HRERA, Panchkula

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.




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