



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 01.10.2025.

Item No. 301.03

(iv) Promoter: Vamana Home Developers LLP.

Project : "VAMANA GREENS"- a Residential Plotted Colony under DDJAY 2016 on land measuring 13.1625 acres situated in the revenue estate of village Palwal, Sector 10, Palwal

Temp ID : RERA-PKL-1803-2025

Present: Sh. Jyoti Sidana on behalf of promoter through VC.

1. This application is for registration of the project namely "VAMANA GREENS"- a Residential Plotted Colony under DDJAY 2016 on land measuring 13.1625 acres situated in the revenue estate of village Palwal, Sector 10, Palwal bearing License No. 103 of 2025 dated 19.06.2025 valid upto 18.06.2030 granted by Town and Country Planning Department, Haryana in favour of Aurik Infrearealty LLP which was transferred alongwith change of development rights to Vamana Home Developers LLP vide order dated 14.07.2025 by DTCP.

2. The application was examined and following observations were conveyed to the promoter on 16.09.2025:

- i. Whether the entry in revenue records has been made or not.
- ii. Balance sheet and ITR of partners of the last 3 years needs to be submitted.
- iii. The Architectural firm should also submit a list of Professionals engaged and the list of Projects undertaken.
- iv. The net worth of the promoter is only Rs. 35,61,738/- which is inadequate for developing a colony.
- v. As per LLP agreement at page no. 67, there are 5 partners contributing Rs. 20 lakh each which is not sufficient to develop the project.
- vi. ITR of company as well as partners of last three years is not submitted.



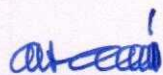
3. Vide reply dated 19.09.2025 and 24.09.2025, the promoter has complied with all the above observations. After examination, the Authority found the project fit for registration subject to following conditions:

- 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 Form REP-I, the Promoter is directed to issue a public notice of minimum size of "3x3" (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. 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 get the building plans in respect of commercial site measuring 0.442 acres approved from DTCP, Haryana and submit a copy of the same to the Authority along with deficit fee, if any.
- v. Promoter shall intimate to the Authority before taking any loan from any Bank/Financial Institution against the said registered project.
- vi. Sh. Rajesh Kaushik, one of the partners of the firm 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 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.
- viii. Promoter shall be responsible for maintenance & upkeep of services of project up to the period of 5 years from date of grant of completion certificate or till the taking over the maintenance of the project by association of allottees

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.

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