



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 26.11.2025.

Item No. 305.03

(vi) Promoter: ALORA DEVELOPERS LLP

Project: “THE FLOWER CITY” an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 14.80625 acres situated in the revenue estate of Village Jalalpur Khurd, Sector 21, Jind

Temp ID: RERA-PKL-1861-2025

Present: Adv. Tarun Ranga on behalf of promoter.

1. This application is for registration of the project namely; “THE FLOWER CITY” bearing Licence No. 176 of 2025 dated 18.09.2025 valid upto 17.09.2030 granted by Town and Country Planning Department for setting up an Affordable Residential Plotted Colony (under DDJAY-2016) in favour of Alora Developers LLP.

2. The application was examined and following observations were conveyed to the promoter on 20.11.2025:

- i. Whether the entry of licence has been made in revenue records.
- ii. PAN cards of Sh. Ajay Gupta and Sh. Anil Kumar be submitted.
- iii. Page No. 52 & 53 are not legible.
- iv. Aadhaar card of Mr. Yash Jain be submitted.
- v. Form REP-II is not in order- clause 10 is not in order.
- vi. An affidavit that there exists no other LLP agreement as on date.
- vii. Last 3 years ITR of all partners be submitted.

3. The promoter vide reply dated 24.11.2025 has complied with all 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 plots shall be sold. The Promoter



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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. Promoter shall obtain prior approval of 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 (one of the Employee in the firm) shall sign and execute sale deeds/conveyance deeds on behalf of the firm.
- vii. 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.
- viii. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- ix. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.3126 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.
- x. No advertisement/public notice be issued through any medium without affixing the QR code and RC number alongwith its validity issued by the Authority. The QR code and RC 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 and the QR code should be affixed on the top right corner.

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



True copy

Abdullah
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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