



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 24.12.2025.

Item No. 308.03

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

(i) Promoter: Palm Abodes Infra.

Project: “The Florence Vista” an affordable residential plotted colony under DDJAY on land measuring 8.8875 acres situated in the revenue estate of Village Sunari Khurd, Sector 21D, Rohtak.

Temp ID: RERA-PKL-1878-2025.

Present: Adv. Vaibhav Grover on behalf of promoter.

1. This application is for registration of the project namely; “The Florence Vista” bearing License No. 81 of 2025 dated 27.05.2025 valid upto 26.05.2030, granted by Town and Country Planning Department, Haryana in favour of Smt. Kusum, Sh. Naveen Siwach, Smt. Lalita Devi in collaboration with Palm Abodes Infra.

2. The application was examined and following observations were conveyed to the promoter on 09.12.2025:

- i. ITRs of the firm for the year 2023-24 has not been submitted.
- ii. An undertaking will be required that the promoter and landowners shall be jointly and severally liable under the provisions of RERA Act/Rules.
- iii. An undertaking be submitted that the 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
- iv. Brief note on technical capability of the promoter along with the List of Professionals/technical persons engaged by the Promoter company to execute the development works along with their experience be submitted.



- v. A joint undertaking be submitted that the share of landowner/licensees shall be paid out of the 30% free account.
- vi. Net worth certificate of firm be submitted. The promoter should submit the details, size, ownership and complete address of the assets owned by the firm duly certified by the Chartered Accountant.
- vii. An affidavit be submitted that there is no partnership deed except one which are submitted.
- viii. No investment detail are given in partnership deed made while forming partnership firm.
- ix. Commercial area details are not mentioned in Part B of REP-I
- x. Details of unsecured loans and advances by Deepak Malik be submitted.
- xi. Payment plan is not in order.
- xii. No authorization about executing conveyance deed in favour of one of the partner has been submitted.
- xiii. There is an entry of unsecured loan of Rs 29,00,000/- in cash flow statement for 2024-2025. A clarification in this regard is needed.

3. The promoter vide reply dated 22.12.2025 has complied with all the observations mentioned above.

4. After consideration, the Authority found the project fit for registration subject to the following special conditions:

- i. That as per the revenue sharing between the landowner/licencee and the promoter in the collaboration agreement, the land owners will get 50% amount from the 30% free account.
- ii. The payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till the grant of Possession have to be incorporated in the BBA. No other charges, except those mentioned in the payment plan, shall be payable by the allottees.
- iii. That as per the joint undertaking dated 16.12.2025, both the landowner/licensees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- iv. 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 minimum size of 3 x 3 (inches) (in two newspapers including one in Hindi 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 prior permission of the Authority.
- v. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.2941 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.



- vi. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.
- vii. Promoter shall submit a copy of service plans/estimates to the Authority within two weeks after their approval by Town & Country Planning Department.
- viii. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in Form REP-I
- ix. 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.
- x. Promoter shall obtain prior approval of the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- xi. Sh. Naveen Siwach & Sh. Kapil Tiwari, partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the firm.
- xii. 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.
- xiii. 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.
- xiv. 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 on the top right corner.

5. **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.

STP
(on Leave).

LA - Shubham
(on leave) ✓ 29/12