



**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 14.01.2026.

**Item No. 310.03**

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

(i) **Promoter:** Decent Infra Retail LLP.

**Project:** "The Flower City Phase II" an Affordable residential plotted colony under DDJAY-2016 on land measuring 11.637 acres situated in the revenue estate of Village Saraswati Khera, Sector-2, Pehowa, District Kurukshetra.

**Temp ID:** RERA-PKL-1863-2025.

**Present:** Sh. Tarun Ranga (Counsel for the Promoter).

1. This application is for registration of the project namely; "The Flower City Phase II" an Affordable residential plotted colony under DDJAY-2016 on land measuring 11.637 acres situated in the revenue estate of Village, Saraswati Khera, Sector-2, Pehowa, District Kurukshetra for which license No. 205 of 2025 dated 15.10.2025 valid upto 14.10.2030 has been granted by Town and Country Planning Department, Haryana in favour of Decent Infra Retail LLP.

2. The application was examined and following observations were conveyed to the promoter on 30.12.2025:

- i. An affidavit be submitted that there is no supplementary LLP agreement except the ones submitted.
- ii. Payment plan is not in order; The promoter should also incorporate the quantum of all the charges to be paid by the allottees till the grant of possession in the payment plan.
- iii. Projected cash inflows of the project have not been submitted.
- iv. ITRs of company for the last 3 years be submitted.



- v. Brief note on financial capability of the promoter to develop the project has not been submitted.
  - vi. Whether entry of licence has been made in the revenue record or not.
  - vii. Authority in favour of one of the partners of LLP to execute sale/conveyance deeds has not been submitted.
  - viii. No default certificate from CA has not been submitted.
  - ix. CA certificate be submitted certifying that information provided in A to H is as per books of accounts of the LLP.
3. The promoter vide reply dated 05.01.2026 has complied with all the above-mentioned deficiencies. 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 including one in Hindi) 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 payment plan approved in Form REP-I, having quantum of all other charges to be paid by the allottee till 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. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project.
- iv. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
- v. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.241 acres to the Authority along with deficit fee, if any, within 15 days after the approval by Town & Country Planning Department. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- vi. 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.
- vii. No advertisement/public notice be issued through any medium without affixing the QR code and RC number along with validity issued by the Authority. The QR code and RC number should also be affixed on the top-right corner 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.

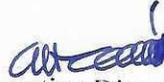


- ix. That any change in the communication address should be immediately intimated to the Authority otherwise all the correspondence shall be deemed to have been served on the address mentioned in REP-I.
- x. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- xi. 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.
- xii. Sh. Vineet Chhabra shall sign and execute sale deeds/conveyance deeds on behalf of the LLP Firm.

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



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.

STP

  
27/01

LA Shalby  
Shalby  
27/01/26