



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 25.02.2026.

Item No. 314.03

(iv) **Promoter:** Bhutani Homes Private Limited.

Project: "ENVISIO FLOORS" - (Floors on 14 plots bearing plot nos A44 to A46 and A48 to A58) on land measuring 2,099.86 square meters (situated in M3M City of Dreams) Sector 37, Panipat.

Temp ID: RERA-PKL-1939-2026.

Present: Sh. Pankaj Bhutani, Director of the company.

1. This application is for registration of the project namely; "ENVISIO FLOORS" consisting of 14 plots (bearing plot nos A44 to A46 and A48 to A58) having 56 Floors on land measuring 2099.86(Sqr/mtrs) situated in M3M City of Dreams Sector-37, Panipat forming part of Uttirna Infraproject Pvt Ltd registered vide registration no. HRERA-PKL-PNP-446-2023 dated 02.05.2023 valid upto 30.04.2028.

2. The application was examined and following observations were conveyed to the promoter vide letter dated 17.02.2026:

- i. A Brief note on financial and technical capability of the promoter to develop the project be submitted.
- ii. No authorization as to who will advertise, market and execute conveyance deed in the project.
- iii. Fee receipt for the amount of ₹ 97,025/- paid on 02.11.2025 be submitted.
- iv. Whether the address of the project is Plot No 57 rose Wood A2 or M3M City of Dreams Sector -37 as per form A-H in Temp ID 1799-2025.
- v. REP-II be submitted in original



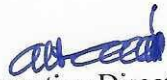
- vi. Promoter as per Form REP-1 Part C in Temp ID 1799-2025 mentioned likely date of commencement of work as 01.07.2025 however as per the current application, date of commencement of work is mentioned as 01.12.2025. Clarification regarding the same be provided.
 - vii. Cash flow Statement of the project be submitted.
 - viii. Certificate from the Chartered Accountant as per the Books/ Balance sheet of the applicant be submitted.
 - ix. Acknowledgement by DTCP for the approved building plans by Architect under the self-certification scheme be submitted.
 - x. An affidavit from Uttirna Infra Projects (P) Ltd. be submitted that the 14 plots transferred to Bhutani Homes (P) Ltd. are without any encumbrances.
3. The promoter vide reply dated 23.02.2026 has complied with the observations mentioned above.
4. After consideration, 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 floors/apartments 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.
 - ii. Promoter shall submit a revised copy of service plans/estimates approved by the Town & Country Planning Department with density of 18 persons per plot within a period of three months.
 - iii. 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.
 - iv. The payment plan approved in REP-I should be incorporated in the BBA along with the quantum of all other charges to be paid by the allottee till the grant of Possession.



- v. 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, RC number alongwith validity should 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.
5. The office is directed to get the necessary corrections done in Part A to H as per reply dated 23.02.2026.
6. **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.

CA- Shybhram


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