



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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**

(viii) **Promoter: Flower Infracon LLP.**

**Project: RPS ZINNIA An Affordable Residential Plotted Colony (under DDJAY) to be developed over an area measuring 7.775 in the revenue estate of village Kasar, Sector-3B, Bahadurgarh, Jhajjar.**

**Temp ID: RERA-PKL-1933-2026.**

**Present: Sh. Rajesh Kushwaha on behalf of the promoter.**

This application is for registration of project namely "RPS ZINNIA", an Affordable Residential Plotted Colony under DDJAY to be developed over an area measuring 7.775 acres bearing licence no. 1 of 2026 dated 02.01.2026 valid upto 01.01.2031 granted by Town and Country Planning Department, Haryana to FLOWER INFRACON LLP.

2. The application was examined and following observations were conveyed to the promoter on 20.02.2026.

- i. Whether the entry of licence has been made in revenue records or not.
- ii. Board resolution at CP-62 is a copy, not original.
- iii. ITR's of both the partners i.e. Rakesh Chand Gupta and Vipin Tehlan needs to be submitted.
- iv. No authorization as to who will advertise market and execute conveyance deed in the project.
- v. Role of Matrix Infratech Private Limited needs to be explained.
- vi. An undertaking be submitted that the promoter will maintain the colony for a period of 5 years or till the taking over of the colony by the allottees.
- vii. Latest Supplementary agreement of the Partnership Firm needs to be submitted.
- viii. Registration Fees is deficit by ₹4,354/-.
- ix. Rajiv Jain's Registration with Council of Architects and it's validity.



- x. Date of approval of Building Plans mentioned in REP-I (Part-C) whereas it is a plotted colony.
- xi. Clear Authority in the form of Board Resolution to file an application for RERA Registration.
- xii. Payment Plan is not in order.
3. The promoter vide replies dated 23.02.2026 and 25.02.2026 has complied with all the above observations. 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. Promoter shall submit a copy of service plans/estimates to the Authority within 15 days after their approval by Town & Country Planning department.
  - iv. 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.
  - 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.
  - vi. 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.
  - vii. That any change in the communication address shall 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.
  - viii. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute among the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
  - ix. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.311 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.

- x. 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.
- xi. Sh. Rahul Drall 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. No. of Partners in the firm and Payment Plan to be updated online in REP I. **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.

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STP

25/02