



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 25.02.2026.

Item No. 314.03

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

Project: RPS AZALEA An Affordable Residential Colony (under DDJAY-2016) to be developed over an area measuring 19.79375 acres situated in the revenue estate of Village Sankhol, Sector-29, Bahadurgarh, District. Jhajjar.

Temp ID: RERA-PKL-1929-2025.

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

1. This application is for registration of project namely "RPS AZALEA" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over an area measuring 19.79375 acres bearing licence no. 3 of 2026 dated 07.01.2026 valid upto 06.01.2031 granted by Town and Country Planning Department, Haryana to Flower Infracon LLP, Smt. Satya Goel, Sh. Rohit Singhal, Smt. Prerna Goel, Sh. Lakshay Goel, Sh. Ramesh Chand Sharma, in collaboration with Flower Infracon LLP.

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

- i. REP-I, Part-B is not in order (Area of the project and number of Licencees is not in order).
- ii. Board Resolutions at Page-67 and 458 are not in original.
- iii. Whether the entry of licence has been made in revenue records or not.
- iv. Layout Plan at CP-204 is not signed by landowner.
- v. Role of Matrix Infratech Private Limited needs to be explained.
- vi. Details of land against which advances have been received at CP-404 needs to be submitted.
- vii. Supplementary agreement dated 15.02.2024 and 22.07.2022 needs to be submitted.



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- viii. Undertakings at CP- 454, 456 and 458 are not in order as HRERA cannot be a party.
- ix. Payment Plan is not in order.
- x. Agreement to sell at CP-502 is not in order (Details of miscellaneous charges not submitted).
- xi. 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.
- xii. Technical capacity certificate has been addressed to HRERA by the Allied Building Construction Group whereas, it needs to be addressed the promoter.
- xiii. ITR's, Balance Sheets for last 3 years, Net Worth Certificates and Incorporation Certificate of 12th Properties LLP needs to be submitted.
- xiv. ITR's for last 3 years, Net worth Certificates, PAN card of partners needs to be submitted.
- xv. Registration fees is deficit by ₹ 20,930/-
- xvi. Reference of CP-217 needs to be explained.
- xvii. Undertaking with regard to the fact that "Both the Promoter and landowner/licencees shall comply with the provisions of section 4(2)(L)(D) of RERA Act,2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) which states that 70% of the amount realised from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I" needs to be submitted.
- xviii. Date of approval of Building plans is mentioned in REP-I (Part-C) whereas it is a plotted Colony.
- xix. Clear Authority to file RERA Registration be submitted in the form of Board Resolution.
- xx. Joint undertaking relating to the acceptance of plots falling to the share of landowners be submitted.

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. That as per the joint undertaking, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules.
- vii. That as per joint undertaking cum affidavit, no clause of the Collaboration Agreement shall be amended/modified. The promoter shall also not execute any addendum to the collaboration agreement in future.
- 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 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.
- x. That both the Promoter and landowner/ licencees shall comply with the provisions of section 4(2)(L)(D) of RERA Act,2016 (as per their shareholding in the Saleable area as agreed to in the Collaboration Agreement) which states that 70% of the amount realised from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP I.
- xi. Promoter shall submit duly approved Building Plans in respect of commercial area measuring 0.7823 acres to the Authority alongwith deficit fees, if any, within 15 days after the approval of the Town and Country Planning Department. Till then, the promoter shall not dispose of any part/ unit of the commercial pocket.
- xii. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter and can be sold by the landowners only:

S. No.	Name	Area of Plots in Sq.Mtr.	Nos. of Plots	Total Sqm.	Plot Numbers 8nos			
1	Satya Goel W/o Brij Kumar Goel, Prerna Goel D/o Brij Kumar Goel , Lakshay Goel S/o Brij Kumar Goel	136.374	4	545.496	170	171	172	173
		124.128	4	496.512	97	98	99	100
		Total	8	1042.008				



S. No.	Name	Area of Plots in Sq.Mtr.	Nos. of Plots	Total Sqm.	Plot Number 15nos			
1	Mr. Rohit Singhal S/o Mukat Behari Singhal	146.092	4	584.368	234	235	256	257
		139.282	3	417.846	156	157	158	
		136.374	8	1090.992	244	246	278	284
					245	247	279	285
		Total	15	2093.206				

S. No.	Name	Area of Plots in Sq.Mtr.	Nos. of Plots	Total Sqm.	Plot Numbers 8nos			
1	Ramesh Chand Sharma S/o Jai Narain Sharma	139.282	2	278.564	160	161		
		136.374	6	818.244	240	250	286	
					241	251	287	
		Total	8	1096.808				

- xiii. 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.
- xiv. Sh. Rahul Drall (Authorised Representative of LLP firm) shall sign and execute sale deeds/conveyance deeds on behalf of the Partnership 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

[Signature]
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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