



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 13.05.2026.

Item No. 322.03

- (xvii) **Promoter:** S & M Developers.
- Project Name:** "PALM SPRING" an Affordable Residential Plotted Colony under (DDJAY-2016) on land measuring 5.28125 acres situated in the revenue estate of village Tohana, Sector-8 & 9, Tohana, Fatehabad.
- Temp Id:** RERA-PKL-2030-2026.
- Present:** Madan Lal Khurana one of the partner.

1. This application is for registration of the real estate project namely "PALM SPRING an Affordable Residential Plotted Colony under (DDJAY-2016) on land measuring 5.28125 acres situated in the revenue estate of village Tohana, Sector-8 & 9, Tohana, Fatehabad Haryana bearing Licence No. 96 of 2023 dated 27.04.2023 valid upto 26.04.2028 granted by Town and Country Planning Department, in favour of Baljinder Kaur Wd/o Nasib Singh, Jatinder Singh - Sukhvinder Singh Ss/o Nasib Singh, Sukhpal Singh S/o Dalip Singh and Vikramjit Singh S/o Sukhpal Singh in collaboration with S & M Developers

2. The application was examined and following observations were conveyed to the promoter on 01.05.2026:

- i. Whether the account mentioned in REP-I (Part D) is 100% or 70%.
- ii. Payment Plan is not in order.
- iii. CA Certificate certifying form REP-I (A to H) not submitted.
- iv. The promoter has stated in Part G of Form REP-I that no projects have been launched by the promoter in last five years. However after perusal of the office record it is found that Project namely "The Palm Drive" bearing Registration



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No. HRERA-PKL-FTB-389-2022 developed by S & M Developers stands lapsed and the details of the same are not given in Part G of Form REP-I.

- v. Net worth Certificate of Mr. Suresh Chand Garg is neither in original nor in order as it does not specify the details of the immovable property and their valuation is not certified by a valuer.
- vi. Net worth certificate of the firm S & M developers and Mr. Madan Lal Khurana (partner in the firm) not submitted.
- vii. Cash Flow of the proposed project not submitted
- viii. Para 4 of Pg. 16 and Para 3 of Pg. 17 of the Collaboration Agreement are contradictory

3. On 06.05.2026, Sh. Madan Lal Khurana, partner in the firm appeared and requested for some more time to remove the deficiencies. Authority accepted the request of the promoter and decided to adjourn the matter to 13.05.2026.

4. Vide reply dated 11.05.2026 and 13.05.2026 the promoter 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 by the Authority, 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 duly approved building plans in respect of commercial site measuring 0.1159 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. Promoter shall also allot commercial plotted area to the landowner (Sh. Vikramjeet Singh Sandhu). A joint undertaking with respect to the commercial area be also submitted before disposing of any part of commercial site



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- 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 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.
- vi. 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.
- vii. 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.
- viii. 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.
- ix. Both the promoter and landowner/licencees shall comply with the provisions of section 4(2)(1)(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 realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank. All proceeds from sale of plots (of both the landowners and the promoter) shall be first deposited in 100% Master Collection Account from which 70 % of the amount shall be transferred to 70 % separate RERA Account on the same business day.
- x. That as per joint undertaking cum affidavit dated 29.11.2025, no clause of the Collaboration Agreement shall be amended/modified being irrevocable. The promoter shall also not execute any addendum to the collaboration agreement subsequently.
- xi. That as per the joint undertaking dated 29.11.2025, both the landowner/licencees and developer shall be jointly and severally liable under the provisions of RERA Act/Rules and Regulations made thereunder.



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- 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. Sh. Madan Lal Khurana, authorised representative of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the LLP
- xiv. That following plots coming to the share of landowner cannot be put to sale by the promoter, however can be sold by the Landowners only:

S No.	Name of land owner/ Developer	Block	Plot NO.	area of plot (in sqm)
1	VIKRAMJEET SINGH SANDHU S/o Late SUKHPAL SINGH	Commercial		469.20
		E/3	Plot No. 1	112.16
		E/3	Plot No. 2	112.16
		E/3	Plot No. 3	112.16
		A/15	Plot No. 8	150.00
		A/15	Plot No. 9	150.00
		A/15	Plot No. 10	150.00
		A/20	Plot No. 19	150.00
		A/20	Plot No. 20	150.00
		A/20	Plot No. 21	150.00
		A/20	Plot No. 22	150.00
		B/7	Plot No. 45	134.61
		C/12	Plot No. 52	109.90
		C/12	Plot No. 53	109.90
		C/12	Plot No. 54	109.90
		C/12	Plot No. 55	109.90
		C/6	Plot No. 62	109.90
		C/6	Plot No. 63	109.90
		D/8	Plot No. 64	109.90
D/8	Plot No. 65	137.96		
D/8	Plot No. 66	137.96		
		Total	2594.37 sq mts	
2	BALJINDER KAUR Widow NASIB SINGH (AADHAR NO 8620-5555-0110, JATINDER SINGH S/O NASIB SINGH(AADHAR NO.3382-0508-2356) & SUKHVINDER SINGH S/O NASIB SINGH (AADHAR NO. 8955-7665-7599)	A/15	Plot No. 4	150.00
		A/15	Plot No. 5	150.00
		A/15	Plot No. 6	150.00
		A/15	Plot No. 7	150.00
		A/20	Plot No. 23	150.00
		A/20	Plot No. 24	150.00
		A/20	Plot No. 25	150.00
		A/20	Plot No. 26	150.00
		A/20	Plot No. 27	150.00
		A/20	Plot No. 28	150.00
		B/7	Plot No. 43	134.61
		B/7	Plot No. 44	134.61
		C/12	Plot No. 56	109.90
		C/12	Plot No. 57	109.90
		Total	1989.20 sq mts	



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6. **Disposed of.** File be consigned to record room after issuance of registration certificate. Payment Plan be uploaded online on the web portal. Part G of form REP-I to be updated online.



True copy

[Handwritten signature]
Secretary (Acting),
HRERA, Panchkula

A copy of the above is forwarded to Advisor, HRERA Panchkula, for information and taking further action in the matter.

[Handwritten signature]
18/5/26

STP (away) LA - Sha Uu.

Shelby
18/05/26

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