



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 24.06.2026.

Item No. 323.03

(xii) **Promoter:** Samisha Infraspace LLP.

Project Name: "Garden City", an Affordable Residential Plotted Colony to be developed over an area measuring 14.39375 acres bearing license no. 87 of 2026 dated 08.05.2026 valid upto 07.05.2031 situated in the revenue estate of Village Kabri, Sector 39, Panipat granted in favour of Samisha Infraspace LLP & Saawariya Homes LLP in collaboration with Samisha Infraspace LLP.

Temp Id: RERA-PKL-2050-2026.

Present: Adv. Tarun Ranga for the Promoter.

1. This application is for registration of project -"Garden City", an Affordable Residential Plotted Colony, to be developed over an area measuring 14.39375 acres bearing license no. 87 of 2026 dated 08.05.2026 valid upto 07.05.2031 situated in the revenue estate of Village Kabri, Sector 39, Panipat granted in favour of Samisha Infraspace LLP & Saawariya Homes LLP in collaboration with Samisha Infraspace LLP.

2. The application was examined and following observations were conveyed to the promoter on 22.06.2026.

- i. The applicant should submit the details of the Potentiality of the proposed site as per the provisions of the urban Areas Act 1975 alongwith the Fee Calculation.
- ii. Whether the entry of license in revenue record have been made or not.
- iii. Coloured layout plan be submitted
- iv. A joint undertaking be submitted that the promoter and licensees should be jointly and severally liable under the provisions of RERD Act 2016.
- v. A bank certificate indicating all three account numbers (i.e., 100%, 70% and 30%) be submitted indicating the license no. and area of the plotted colony.



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- vi. An undertaking be submitted that both the promoter and licensee shall comply with the provisions of Section 4 (2) (l) (D) of the RERD Act, 2016.
 - vii. Appointment letter of Civil Engineer to execute the project till its completion be submitted.
 - viii. Certificate issued from Council of Architecture be submitted.
 - ix. Net worth certificates of all partners based on valuation be submitted.
 - x. ITRs of the LLP be submitted.
 - xi. List of plots coming under 33kv/11kv HT line be submitted.
 - xii. An affidavit that LLP agreement may not be changed in future be submitted.
 - xiii. Project expenditure be issued by Civil Engineer.
 - xiv. Promoter has taken Rs. 7.45 crores in the form of unsecured loans and advances from 39 individuals at CP/184-187 (Pan no. and relationship with the applicant be also given). An affidavit in this regard that no plot has been allotted, sold, booked or transferred to any of the said persons against the unsecured loans advanced by them be submitted (copy enclosed).
 - xv. Permission for construction of culvert be submitted
 - xvi. Maintenance charges @ Rs.10/- per sq. yard is very high.
 - xvii. The company has a net worth of Rs. 4.25 crores. How will it develop a colony of 14.393 acres in this meagre amount.
 - xviii. REP-II clause-1 is not in order.
 - xix. Affidavit at CP-227/229 - mentioning that the license has been granted to the promoter, is not in order.
3. The promoter vide reply dated 23.06.2026 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 allottees 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 along-with 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/licensees 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/ licensees 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 realized 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 0.4807 acres to the Authority along-with 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. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
 - xiii. That as per the mutually agreed revenue sharing between the landowner/ licensee and promoter in collaboration agreement dated 12.08.2025 executed between Saawariya Homes LLP and Samisha Infraspace LLP, the developer and the land owner are entitled to their respective share in the land. The land owner will have 40% share and the developer will have 60% share of the distributable revenue of the project.
 - xiv. The following plots no. A-11, A-30, A-31, B-9 to B-14, B-18 to B-20, B-39 TO B-41, B-48 to B-50 and B-68 to B-70 falling under 33kv/11KV HT line shall remain frozen and shall not be sold till the shifting of the line and approval obtained from DTCP, Haryana and RERA Panchkula.
 - xv. Sh. Vipin Bathla, one of the partner shall sign and execute sale deeds/conveyance deeds on behalf of the LLP.
4. File be consigned to record room after issuance of registration certificate. Payment Plan be updated online in REP I. **Disposed of.**



True copy

Secretary (Acting),
HRERA, Panchkula

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

LA-Kamraj
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3/3