



**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 22.07.2026**

**Item No. 326.03**

- (i) **Promoter:** Maa Laxmi Estates.  
**Project Name:** "The Palm Green" an Affordable Residential Plotted Colony (under DDJAY-Policy 2016) to be developed on land measuring 15.66388 acres situated in the revenue estate of Village Haibatpur, Sector-26& 26A, Jind.  
**Temp Id:** RERA-PKL-2110-2026.  
**Present:** Adv. Tarun Ranga, Counsel for the Promoter.

1. This application is for registration of real estate project, "The Palm Green", an Affordable Residential Plotted Colony (under DDJAY-Policy 2016) to be developed on land measuring 15.66388 acres bearing License No. 111 of 2026 dated 08.06.2026 valid upto 07.06.2031 situated in the revenue estate of village Haibatpur, Sector-26& 26A, Jind granted in favour of Maa Laxmi Estates.

2. The application was examined and following observations were conveyed to the promoter on 14.07.2026:

- i. Balance Sheet of last three years of the Firm be submitted.
- ii. ITRs of last three years of the Firm be submitted.
- iii. Net Worth Certificate of the Firm be submitted.
- iv. Brief Note stating financial capability and technical capacity of the Firm to develop the project be submitted.
- v. Valuation Report of Immovable Property of Sh. Sunil Kumar, Sh. Ravi Dalal, Sh. Harpal Singh and Sh. Jagbir Singh be duly certified by registered Valuer.
- vi. Engagement letter with Chartered Engineer and Architect to develop the project and to provide technical support upto completion of the project has not been submitted.



- vii. Profile of the Architectural Co and Engineering Firm be also submitted duly showing experts engaged and projects executed till date.
- viii. Details of unsecured loans of the Partners of the LLP and relationship status with the persons for whom loan has been taken be submitted. PAN of such persons be also submitted. Purpose of taking such loans be also submitted.
- ix. Email ID and Phone no. of all the partners of the Firm is same in REP-I.
- x. Authority in favour of Adv. Tarun Ranga does not bear his signatures.
- xi. The Promoter should submit an affidavit cum undertaking stating that no other supplementary Agreements exists other than those submitted with this application of project registration
- xii. Date of completion of the project in Form REP-I and REP-II is not same.
- xiii. The Promoter should inform the potentiality of the Town as per the provisions of Urban Areas Act 1975 and submit fee calculation.

3. The promoter vide reply dated 10.07.2026, 14.07.2026 and 16.07.2026 has removed all the above-mentioned deficiencies. On the request of the Promoter vide reply dated 14.07.2026, the Authority allowed the change in the name of the project from "The Palm Drive" to "The Palm Green" with the condition that change in the name will not affect the existing allottees in anyway. The Authority also 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 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 submit duly approved building plans in respect of commercial pocket measuring 0.3684 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.
- v. 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.





- 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 and RC number should also 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 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.
- ix. 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.
- x. Sh. Jagbir Singh, one of the partners of the firm shall sign and execute sale deeds/conveyance deeds on behalf of the firm.
4. The office is directed to update online the Email Id and Phone no. of the Partners of the firm, revised REP-II and Payment Plan as submitted vide letter dated 14.07.2026 and 06.07.2026 respectively. The office is also directed to change the name of the project from "The Palm Drive" to "The Palm Green" in form REP-I.
5. File be consigned to record room after issuance of registration certificate. **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.

*[Signature]*  
31/8/26

STP

*[Signature]*

31/8/26

LA-KaKul.

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