



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 15.07.2026.

Item No. 325.03

(iv) Promoter: Devanshi Garg.

Project Name: "MM Devasthanam Phase III" a Residential Plotted Colony to be developed on land measuring 49.24444 acres situated in the revenue estate of Village Jaroda, Sector-25, Yamunanagar.

Temp Id: RERA-PKL-2029-2026.

Present: Adv. Necraj Puri on behalf of the promoter.

1. This application is for registration of the real estate project namely "MM Devasthanam Phase III", a Residential Plotted Colony on land measuring 49.24444 acres situated in the revenue estate of village Jaroda, Sector-25, Yamunanagar, Haryana bearing Licence No. 27 of 2026 dated 13.02.2026 valid upto 12.02.2031 granted by the Town and Country Planning Department, in favour of Ms. Devanshi Garg

2. The application was examined and following observations were conveyed to the promoter on 03.07.2026:-

- i. A Cash Flow statement signed by Authorised Signatory be submitted.
- ii. Payment plan at CP/99 is not in order as date of execution of BBA is not mentioned.
- iii. Degree of Architect need to be submitted.
- iv. No engagement of a Chartered Engineer has been enclosed for executing the project.
- v. An affidavit from the Technical Expert to be submitted that he shall provide technical assistant till the completion of the project.
- vi. REP-I(Page-2)-does not mention the fathers name of the applicant, the business and the residential address



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3. Vide reply dated 07.07.2026 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 in 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 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 0.9854 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 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 its validity as 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.

4. Form REP-I and Payment Plan to be updated online. 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.

LA-Shally.

Shally
21/07/26


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STP

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