



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 22.01.2025.

Item No. 276.28

Compliance of Special Conditions imposed in Registration Certificate.

Promoter: Slotco Buildwell LLP.

Project: "Slotco Imperia", an affordable residential plotted Colony under DDJAY-2016 on land measuring 15 acres situated in the village Dodwa & Shamgarh , Sector-1, Taraori, Karnal.

Reg. No.: HRERA-PKL-KRL-603-2024 dated 08.07.2024, valid up to 31.12.2026.

Temp ID: RERA-PKL-1469-2024

1. The Authority has registered the real estate project namely "Slotco Imperia" an affordable residential plotted Colony measuring 15 Acres in Sector-1, Karnal vide Registration No. HRERA-PKL-KRL-603-2024 dated 08.07.2024 valid upto 31.12.2026.

2. While granting registration following special condition was imposed in the registration Certificate

"(i). The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority."

(ii). 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.

(iii). Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.



(iv).Promoter shall submit duly approved building plans in respect of commercial pocket measuring 2285.267 Sqm. to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket... ”

3. Promoter vide letter dated 23.07.2024, in compliance of the above special conditions submitted the following:

i. RERA Bank Account Details

A/c No. 409002277296

Bank - RBL Bank

IFSC – RATN0000218

Branch – Ground Floor, Ocus Technopolis, Sector-54, Golf Course Road, Gurugram, 122003

However at the time of registration following Bank Details were provided in the A-H Form:

RBL Bank

A/c No – 409002277265

IFSC – RATN0000218

- ii. Notification dated 14.09.2006 issued by MOEF, Government of India is not applicable on the project as the project is being developed on 6 hectares of land, while the qualifying limit is of 50 hectares and above.
- iii. Copy of approved Service Plans (Copy of approval letter of service plan/estimates and approved estimates not submitted.)
- iv. Promoter undertakes that it has not disposed of any part/unit of the commercial pocket till the date and shall not do so before having approval of the Authority.

4. On 14.08.2024, Authority decided that bank account details submitted by promoter be taken on record and uploaded on web portal of Authority. Corrigendum be issued. (Corrigendum has been prepared and has been uploaded on web portal of the Authority).

It was also directed that the bank account details published in a public notice of size 3”x3” in two leading newspapers under intimation to Authority.

5. No reply was received.

6. On 23.10.2024- After consideration Authority decided that public notice of all three accounts be got published by the Promoter in two leading newspapers of size 3”x3” under intimation to authority.

7. Vide reply dated 10.12.2024, promoter has submitted copy of publications in the newspapers consisting of collection account, RERA Account, and Account for operational funds of the Promoter - which does not seem to be of measurement 3”x3”.

8. On 18.12.2024, Authority decided that original pages of newspapers be submitted and public notice of size 3”x3” should be got published.



9. Vide Reply dated 07.01.2025, the promoter has submitted original copies of publications in the newspapers The Tribune and Dainik Bhaskar dated 24.12.2024 consisting of Collection account, RERA Account, and Account for operational funds of the Promoter - which are of measurement 3"x3". The promoter should submit approval letter of service plan/estimates and approved estimates. Soft copy of size 5MB be also sent at the official Email of the Authority.

10. Authority observes that promoter has complied with the condition of Authority. Hence, Authority decided that bank account details be taken on record and uploaded on web portal of Authority. Corrigendum be issued.

11. Promoter should also submit service plans and estimates hard as well as soft copy whenever approved by DTCP office.

12. Adjourned to 02.04.2025.



True copy

Executive Director,
HRERA, Panchkula

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

LA (Kakul)