



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 08.01.2025.

Item No. 274.09

Submission of Addendum to Collaboration Agreements and Bank Account Details.

Promoter: K C G RESORTS PRIVATE LIMITED.

Project: "OPS DIVINE GREENS" an Affordable Residential Plotted Colony (under DDJAY) to be developed over land measuring 20.60 acres situated in the revenue estate of village Gangar & Shamgarh, Sector-16, Nilokheri Taraori, District Karnal.

Reg. No.: HRERA-PKL-KRL-621-2024 dated 01.10.2024 valid upto 18.06.2029.

Temp ID: 1513 of 2024

License No.: 68 of 2024 valid upto 18.06.2029

Present: Mr. Om Singh, Advocate through VC.

1. The above registration was granted with ten special conditions. The Promoter has submitted documents in compliance of the following special conditions:

"v. 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.

x. The Promoter i.e., KCG Resorts (P) Limited can sell/market only the following plots till addendum relating to clause 12.1 of the Collaboration agreement is signed by all the Landowners and submitted to the Authority and the remaining plots subsequently released by the Authority:

Sr. No	Type of Plot	Plot No.	Area of each plot (Sq. Mtr.)	No. of Plots
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1.	A-21	16-21	149.44	6
	A-12	22-49	135	28
	A-9	50-53	150	8
		72-75		
	A-20	102-115	131.25	14
	A-14	158-159	118.09	7
		161		
		192-195		
				63

2. Vide letter dated 09.10.2024, promoter has submitted that Clause 12.1 of both collaboration agreements indicated that the developer – M/s K C G Resorts Pvt Ltd was entitled to undertake the marketing of its own share in the project.

In compliance of special condition (x) - Promoter has submitted registered addendum agreements dated 12.09.2024 which now mentions that *“The parties hereby agree that the developer shall undertake marketing of the whole project according to the norms laid down in policy. The name and branding of the project shall be decided and finalized by the Developer at its sole discretion.”*

3. In compliance of special condition (v) - Promoter has provided the following ICICI Bank Account details (IFSC – ICIC0003703):

- i. Account No. 370305500283 – Master Account (100%)
- ii. Account No. 370305001034- RERA Account (70%)
- iii. Account No. 3703050001033- Free Account (30%)

4. Promoter requests the Authority to consider the bank account details, addendum agreements and give permission to sell/market the entire project and to remove condition (x) from the Registration Certificate. The account no. mentioned in REP-I is 100% master account and 70% RERA Account is 370305001034.

5. On 06.11.2024, Authority decided that registered addendum agreement dated 12.09.2024 be taken on record and uploaded on web portal of the Authority. Bank Account details be taken on record and corrigendum be issued. Promoter should get the bank account details published through public notice in two leading newspapers of size 3”x3” under intimation to Authority. (Addendum Agreements uploaded)

6. Vide letter dated 19.11.2024, the Promoter has informed that bank account details have been published in size measuring 3”x3” in two leading newspapers of “Haryana



Tribune” and “Dainik Tribune”. Newspaper cuttings enclosed. In the public notice issued in the said newspapers, the promoter has published the following bank account details:

Account No. 370305500283 – Master Account (100%)
Account No. 3703050001033- RERA Account (70%)
Account No. 370305001034- Free Account (30%)

7. However, as per Affidavit submitted vide letter dated 09.10.2024- 70% RERA Account is 370305001034. Hence, published bank account details of 70% and 30% account does not match with the details provided in letter dated 09.10.2024.

8. Authority observes that RERA account number published in newspapers is different from the RERA account number given in the affidavit submitted with letter dated 09.10.2024. Hence, Authority decided that public notice be again got published containing correct RERA account numbers under intimation to Authority.

9. Adjourned to 05.03.2025.



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.

CA (Kakul)