



**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 06.03.2024.

**Item No. 244.10**

Additional registration of land measuring 8.00 acres in RERA Registration No.HRERA-PKL-FTB-480-2023 dated 21.07.2023 for development of affordable plotted colony under DDJAY.

**Promoter:** M/s Landmark Apartments Private Limited.

**Project:** "Landmark Gardencity", an affordable residential plotted Colony under DDJAY measuring 14.589 acres situated in Sector 11, Tohana, Fatehabad.

**Reg. No.:** HRERA-PKL-HSR-480-2023 dated 21.07.2023, valid up to 07.05.2028.

**Temp ID:** 1294 of 2023.

1. M/s Landmark Apartments Private Limited vide letter dated 23.02.2024 has applied for developing a plotted colony under DDJAY on land measuring 8.00 acres and requested to add the same in Registration No. HRERA-PKL-FTB-480-2023 of area measuring 14.589 acres dated 21.07.2023 valid up to 07.05.2028 as an additional License No. 25 dated 15.02.2024 of area measuring 8.00 against the said project has been granted by DTCP, Haryana. Therefore, the total licensed area has now become 22.589 acres. The promoter has submitted A-H Form with the old Temp Id i.e. 1294 of 2023 and submitted the following :

Amount of registration fee Deposited:	Rs.1,00,000/-
Area:	8.00 Acres (additional area)
License No./Date/ Validity:	License No. 25 of 2024 dated 15.02.2024 valid up to 16.11.2028 (8.00 Acres) License No.104 of 2023 dated 08.05.2023 valid upto 07.05.2028



	(14.589 Acres)
Date of Start/Date of completion:	01.10.2023- Likely Date of Starting the Construction Work 07.05.2028- Likely Date of completion
Amount already invested as on 21.02.2024 in :	Project Infrastructure: 1.56 Crores Project in EDC/Taxes : 2.77 Crores Land Cost : 16 Crores
i. Estimated cost of the project ii. Cost of land iii. Estimated cost of construction of Apartments, iv. Estimated cost of Infrastructure v. Other costs including EDC, Taxes, levies:	Rs.6893.66 Lakhs Rs.1613.25 Lakhs Rs.00.00 Lakhs Rs.3489.39 Lakhs Rs.1791.02. Lakhs
Total Plots/Flats/Commercial Establishments.	405 Plots
Numbers sold/booked:	Copy of an affidavit has been submitted stating that No plots have been sold till date in "Landmark Gardencity" but the same is not dated.
Whether cost relating to internal development works submitted:	Yes
Whether table of quarterly progress submitted:	Yes
Cash Flow Statement of the proposed project:	Yes
Certificate from the Chartered Accountant as per the Books/ Balance sheet of the applicant:	Yes , only for years 2020-2021 and 2021-2022.
Non default certificate from a Chartered Accountant:	Yes, but not submitted in original.



Approvals already obtained with regard to:	
<b>Plotted</b>	
1. Layout plan	YES
2. Demarcation plan	NO
3. Zoning plan	NO
4. Building plans/Apts. Being constructed by the Builder.	NO
5. Service Plan/ Estimates	NO
6. Environmental Clearance	NO
Agreement for sale	Yes, but it mentions Promoter is owner of 14.589 acres land only.
Allotment letter	Yes
Deficiencies if any:	1. Balance Sheet for the year 2022-2023 is not submitted. 2. Fee is deficit by Rs.1,01,955.41

2. Authority observes that demarcation/ zoning plan have still not been approved by DTCP. Promoter has applied on old Temp ID on which registration has already been granted on area measuring 14.589 acres. There are many discrepancies in the application filed by promoter. After consideration, Authority decided that promoter should withdraw the application and apply afresh. Fee paid will be adjusted.



*all ready*  
19/3/24.

True copy

*[Signature]*

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 Karkul*