



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 01.05.2024.

Item No. 251.23

Additional registration of land measuring 8.00 acres.

Promoter: Uday Facility Management Pvt Ltd.

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.

1. The Promoter through its authorised signatory vide letter dated 23.02.2024 had 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 upto 07.05.2028 as an additional License No. 25 dated 15.02.2024 of area measuring 8.00 acres against the said project has been granted by DTCP, Haryana. Therefore, the total licensed area has now become 22.589 acres. The promoter submitted an A-H Form with the old Temp Id i.e. 1294 of 2023.
2. After examining the above application of the promoter, the Authority vide its item no. 244.10 on 06.03.2024 observed "*Demarcation/ Zoning 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.*"
3. Now, the Promoter vide letter dated 12.04.24 has withdrawn the application dated 23.02.24 for registration against Additional License No. 25 of 2024 dated 15.02.24 for Landmark Gardencity, Sector-11, Tohana.



4. The Promoter vide letter dated 12.04.2024 has submitted afresh application in 'Miscellaneous Category' for additional registration of area measuring 8.00 acres in RERA Registration No.HRERA-PKL-FTB-480-2023 dated 21.07.2023 for development of an affordable plotted colony under DDJAY. The Promoter submitted :

i. A-H Form for an area measuring 22.589 Acres (Total Licensed Area including Old License and Additional License)

ii. A-H Form for an area measuring 8.00 Acres (New Licensed area which is to be added)

Date of completion for 14.589 Acres and Date of completion for 8.00 acres (Area applied for additional registration) is same i.e.,07.05.2028.

5. After examining the application of the promoter, following is observed :

i. Earlier Fee was deficit by Rs.1,01,955/-. Now the Promoter has paid the deficit fee via DD of Rs.1,01,956 /- dated 10.04.24.The Fee is in order.

ii. Original affidavit has been submitted stating that no plots have been sold till date in "Landmark Gardencity". Earlier it was a copy of affidavit and was not dated.

iii. Earlier the affidavit was undated. Now date 08.04.2024 has been put on affidavit. Balance Sheets for the year 20-21,21-22,22-23 is now submitted.

iv. Non default certificate from a Chartered Accountant is submitted in original and in prescribed format which is in order.

v. Combined Demarcation cum Zoning Plan and its approval dated 10.04.24.(Area measuring 22.589 Acres)

vi. Agreement for Sale now mentions promoter is the Owner of 22.589 Acres. Now it is in order.

The Promoter has now complied with all the deficiencies observed in its previous application dated 23.02.24.

vii. The Promoter has submitted Income Tax Return for the Assessment Year 21-22, 22-23.The Date of Incorporation of the Company is 09.12.2020.



viii. Promoter submitted a brief note stating its financial and technical capacity to develop this project.

6. As the promoter has complied with all the observations, Authority resolved to register 8 acres as an additional area. The date of completion will be the same, i.e., 07.05.2028. Addendum be issued.



True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

[Handwritten signature] 17/5/24.

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

LA (Kakul)