



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, hrerapkl-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 19.02.2025.

Item No. 279.03

Consideration of the applications received by the Authority for Registration of New Projects.

(i) Promoter: IIL Residency.

Project: "IIL Group Residencies" a Group Housing Colony measuring 60,718 Sqm – GH-3 situated in Phase II, Sector- 30 B, IMT Rohtak.

Temp ID : RERA-PKL-1604-2025

Present: Sh. Vijender Jindal via video conference (Authorized representative of the promoter).

1. An application for registration of a new project namely 'IIL Group Residencies' - a Group Housing Colony measuring 60,718 Sqm- GH-3 situated in Phase II, Sector-30 B, IMT Rohtak was received on 31.01.2025. The site has been allotted by HSIIDC vide Reference No. RLA2024FEB05517 dated 23.02.2024.

2. The application was examined and following observations were conveyed to the promoter on 05.02.2025:

- i. Promoter should submit a brief note stating its financial and technical capacity to develop this project.
- ii. It is a Group Housing Project, the Promoter should apply for FAR rather than plot area.
- iii. Specifications in REP-I Part II are not specific.
- iv. Payment Plan is not in order.
- v. Draft of agreement for sale has not been submitted.



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- vi. The Promoter should mark Towers for which registration is sought on the Layout Plan and also mention FAR of each Tower and total FAR of the Towers for which registration is sought.
- vii. The Promoter should mention FAR for which he is applying, registration fee can be computed accordingly. The Promoter should also provide its calculation for registration fee.
- viii. Non-default C.A. Certificate should mention name of Project and Allotment No. of the letter.
- ix. Vide Agreement dated 03.04.2024 executed with HSIIDC, it has been mentioned that "the allottee undertakes that 30% of the collections of this Project received in Escrow Account to be opened as per RERA Regulations shall be first utilised towards payment of due installments of HSIIDC on the scheduled dates before funds are used for any other purpose. This should be from 30% free account and not from 70% (Escrow Account).
- x. Vide letter dated 03.01.2025, Building Plans of the Project have been revised. The Promoter should submit 2/3 consent of the allottees of the project, if any.
- Vide reply dated 10.02.2025, 14.02.2025 and 17.02.2025, the Promoter has complied with all the observations and requested to register Phase-I (FAR measuring 87,350 Sqm) of the Project.
3. Vide letter dated 14.02.2025, the Promoter has also informed that a project namely "HIL Group Residences" - FAR measuring 55728 Sqm- (a group housing site measuring 60,718 Sqm) - GH3, Sector- 30B, IMT, Rohtak was registered vide (Registration No. HREERA-PKL-ROH-592-2024 dated 06.06.2024).
- On 03.01.2025, the building plans of the said project were revised due to which the promoter has submitted a fresh application for registration on 31.01.2025 vide Temp ID- 1604-2025 which is now under consideration. The Promoter also informed that fee of Rs. 26,23,018/- had already been deposited while seeking earlier Registration i.e. ROH-592-2024 and be adjusted towards the new registration and balance excess fee may be adjusted at the time of registration of Phase-II as no unit has been sold till date in the earlier registered project. The promoter has also requested to revoke the earlier registration (HREERA-PKL-ROH-592-2024) as fresh application vide Temp Id 1604-2025 is under consideration.
4. In view of above, Authority observed that the registration fee of this project works out to - Rs. 13,10,256/-. The fee paid vide Temp ID 1457-2024 be adjusted in Temp ID 1604-2025. As the Promoter has requested to revoke the earlier Temp ID 1457-2024 and afresh application is being considered, the project bearing registration number HREERA-PKL-ROH-

592-2024 is hereby revoked and the registration of the project be kept in the category of "Cancelled Projects"

5. Since, the promoter has complied with all the observations, the Authority decided to register Phase-I of the Project which consists of the following Towers subject to the following special conditions:

Serial No.	Type of Tower	No. of Towers proposed to be registered in Phase-I	No. of Floors in each Tower	FAR proposed to be registered in Phase-I (Sqm)
1.	1	1	16	13218.293
2.	2	3	16	23969.088
3.	2A	1	16	10164.046
4.	5	1	16	10332.242
5.	6	1	16	16931.414
6.	7A	2	16	12735.336
Total		9		87350.419

- 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 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3" x 3" (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% 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. 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 HSIIDC.
- IV. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.



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[Signature]

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

Executive Director,
HREERA, Panchkula

[Signature]

True copy



- certificate.
6. **Disposed of.** File be consigned to record room after issuance of registration shall not sell/dispose of any part/unit of Phase-II till it is registered with the Authority.
- VI. The remaining FAR of the project measuring 87,750 Sqm is frozen till the time, the remaining 37.5 % of the payment is made to HSIIDC under intimation to the Authority. Since, the complete payment of this area is yet to be made, the promoter shall not sell/dispose of any part/unit of Phase-II till it is registered with the Authority.
- V. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed 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.