



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 26.12.2022.

Item No. 195.15

(iv) **Promoter :** Gurutek Estate Pvt Ltd.

Project : "Gurutek City Phase II" an Affordable Residential Plotted Colony under DDJAY on land measuring 9.846 acres situated in revenue estate of Village Dhamlaka, sector-26, Rewari.

Temp ID: RERA-PKL-1150-2022

1. This application is for registration of a project namely "Gurutek City Phase II" an Affordable Residential Plotted Colony under DDJAY on land measuring 9.846 acres situated in revenue estate of Village Dhamlaka, sector-26, Rewari.

2. After examination of the application, following observations are made:-

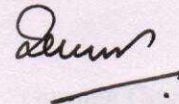
- i. That the promoter has applied for registration of Phase-II of Gurutek City whereas no details of Phase I of the project have been submitted as to whether it is a registered colony under RERA Act, 2016 or is exempted under the provisions.
- ii. License no. 66 of 2022 has been granted for an area of 10.25 acres, whereas promoter has applied for registration of 9.846 acres. The remaining area for which registration is not being sought needs to be clarified.
- iii. Deficit registration fees can only be computed after the abovesaid clarification is given by the promoter.
- iv. Permissible/proposed FAR in REP I (Part-B) are wrongly mentioned in online A-H form.
- v. Land utilization table in Form REP-I (Part-C) is incorrect.



- vi. Address of the person who would be operating the escrow account has not been provided.
- vii. Date of approval of building plans has been mentioned whereas building plans in a plotted colony are got approved by individual allottees.
- viii. CA certificate is not in order.
- ix. In REP-II, Date of completion is written as 24.05.2027 whereas in REP-I, it is mentioned as 30.06.2026.
- x. Latest balance sheet upto November 2022 should be submitted

3. Adjourned to 30.01.2023. The promoter is directed to rectify above said deficiencies. In case promoter/applicant furnishes the aforesaid information before the next date of hearing, their application will be considered by the Authority in its meeting following the date of such submission.

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 (Anupam)

~~all ready~~ 12/1/23.