



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 26.12.2022.**

**Item No. 195.15**

(v) **Promoter :** Karni Infrastructure and Property Pvt. Ltd.

**Project :** "Karni Greens" - Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 7.225 acres situated in the revenue estate of Village Kasar, Sector-4A, Bahadurgarh, Distt. Jhajjar.

**Temp ID:** RERA-PKL-1171-2022

**Present:** Adv. Gaurav Tangri, on behalf of promoter.

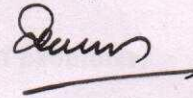
1. This application is for registration of an affordable residential plotted Colony under DDJAY-2016 on land measuring 7.225 acres situated in the revenue estate of Village Kasar, Sector 4A, Bahadurgarh, Distt. Jhajjar. License No. 154 of 2022 dated 29.09.2022 has been granted by the Town and Country Planning Department which is valid upto 28.09.2027.
2. Upon examination, following deficiencies have been observed:
  - i. Registration fee is deficit by Rs. 74,862/.
  - ii. Details of cost of internal services under REP-I Part C have not been submitted.
  - iii. The promoter has mentioned date of approval of building plans as 07.12.2022, whereas building plans in the case of a residential plotted colony are got approved by individual allottees.





- iv. The date of completion in REP-I is mentioned as 25.01.2027, whereas in REP-II it has been mentioned that the project shall be completed within 1 year. REP-II should have a specific date of completion.
  - v. Address of person who will be operating the escrow account has not been mentioned.
  - vi. In REP-II, it has been mentioned that the land is mortgaged to M/s Imaginative Finservices Pvt. Ltd. by a registered agreement dated 03.08.2022 in or over such land and the promoters have short term borrowings of Rs. 21.85 Crores against mortgage of 12.26 Acres of Company's Land at Bahadurgarh and further pledge of 51% of equity shares of the company. A clarification in this regard is required.
3. Applicant/ promoter should comply with the observations before next date of hearing. Adjourned to 30.01.2023.

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 (Shubham)

~~CA (Shubham)~~ 12/1/23.