

**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 19.09.2022.

Item No. 184.18

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

(i) Promoter : Star Shine Buildcon Pvt. Ltd.

Project : "Star City" - Affordable Residential Plotted Colony on land measuring 7.125 acres situated in Sector 7, Jhajjar.

Temp ID: RERA-PKL-1078-2022

1. When this matter came up for consideration on 18.07.2022, Authority had made following observations:-

- i. License No. 66 of 2017 dated 12.08.2017 was granted by the department in the year 2017, which is going to expire on 11.08.2022. Since the project is yet to be launched, Authority considers it appropriate that promoters should get the license renewed before filing an application for registration.
- ii. Apparently, layout plans of the colony has also been revised. Director Town and Country Planning Department has asked the promoters vide letter dated 30.06.2022 to invite objections to the revised plans from interested parties. Promoters should submit revised approved layout plan of the colony.
- iii. Balance sheets for the years 2020-21 and 2021-22 have not been submitted, which are required to enable the Authority to know financial liability on the project, if any.



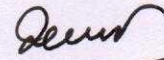
2. In compliance of the aforesaid order of Authority, Applicant/Promoter has submitted a renewed copy of license which is now valid upto 11.08.2024. So long as issue no. (ii) above is concerned, promoter vide reply dated

05.08.2022 has stated that layout plan of the colony was revised on 30.06.2022 and as per prevailing policy, they have published a public notice for inviting objections from interested parties and in this respect no objections have been received from any party. Report of STP, Rohtak substantiating the same has also been submitted. An undertaking by way of affidavit has also been submitted stating that promoter has not created third party rights in the licensed land, due to non-existence of any allottee in the licensed land. Keeping in view of this fact, deponent company is not required to send any notice or information by way of Indian Postal Service. Balance Sheet for the year 2020-2021 has also been submitted and the same is found to be in order. As the Balance sheet of 2021-2022 has not been finalized, promoter stated that the same shall be submitted by them in due course of time.

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3. After consideration, Authority resolves to register the project.
4. Disposed of. File be consigned to record room.

True copy



Executive Director,
HRERA, Panchkula



(Shubham)

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

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