



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

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

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**Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 02.01.2019.**

**Item No. 35.12**

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

The Authority considered the following applications for registration of projects:-

**iii. Rangoli Buildtech Pvt Ltd. - Project "Rangoli Greens" situated in Sector-16-17, Sonipat.**

The application for registration of project namely "Rangoli Greens" to be developed on land measuring 101.057 acres came up for consideration of the Authority today.

The Authority observed that;

- a) This is an on-going project and the promoter was supposed to file an application for its registration within a period of three months after coming into force of the RERA Act, 2016. The promoter failed to do so. The Authority took a suo motu action against the promoter after receiving a complaint against the project from one of the allottees. In response to the suo motu notice, the applicant has now filed an application dated 14.12.2018 for registration of his project namely Rangoli Buildtech Pvt. Ltd. As the applicant had not filed the application on his own and is filing this application after a delay of more than 1 year 5 months, the applicant is liable to pay penalty to the Authority under Section-59 of the Act.
- b) A copy of the original license has neither been annexed nor has been uploaded on the website of the Authority in Rep-I (Part A-H) Form. The promoter is directed to submit a copy of the original license to the Authority.

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- c) From the documents submitted by the applicant, it appears that initially the license was granted by the Town and Country Planning Department in favour of a Group of land owners. The documents placed on file further reveal that the applicant later on purchased the entire land of the project. After such purchase, the applicant stepped into the shoes of the licensee, therefore, the license should have been got transferred in his favour. No information has been given as to whether the applicant has applied the State Government for transfer of the license or whether such an application has been approved ?

As per the information received from the Town and Country Planning Department vide their letter dated 20.12.2018, the applicant has applied for renewal of the license and the same is under consideration of the department. The applicant had submitted the reply to the observations made by the department on 07.05.2018. The progress of the application for renewal of the license is not available on file. Why even after a lapse of 7 months their application for renewal of license has not been allowed, is to be clarified by the applicant.

- d) Present status of the development works of various infrastructure facilities in the project should be submitted and duly marked on the approved layout plan. The promoter has to submit the approved layout / demarcation plan which they failed to submit with their application.
- e) It is also made out from the information submitted by the Town and Country Planning Department that certain litigation is going on against the project. Its detail has not been furnished by the applicant.
- f) LC-VI submitted by the applicant to the Town and Country Planning Department, a copy of which has been submitted before the Authority, indicates that the developer company TDI and the applicant company Rangoli Buildtech Pvt. Ltd. are either

*Handwritten signature*





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parent subsidiary companies or they are partner companies of the project. The relationship between the two companies has not been clarified by the applicant.

- g) In Part-C of the proforma, the quarterly progress for development of the infrastructure and other facilities has not been furnished.
- h) Certain financial informations are also missing. Applicant should show how much money has been collected from the allottees and how much money has been invested in the project. Further, whether any loan(s) has been raised from the banks and other financial institutions; it should be clarified.
- i) Fee is deficit by Rs. 4,96,611/- which the applicant shall deposit.
- j) CTP and Law Associate shall also submit before the Authority the details of the applicant's company as are available on the website of the MCA.

Since above listed and certain other crucial informations relating to the project are missing, the Authority decides to ask the applicant to furnish the above information in the office of the Authority by 21.01.2019. The matter shall be listed before this Authority on 24.01.2019. Authorized representative of the applicant shall appear before the Authority for a hearing.

CTP may ensure that this order should be uploaded on the website and the applicant is informed by SMS and e-mail as well. Law Associate should also ensure that the suitable intimation is sent to the applicant by post as well.



True copy

Executive Director,  
HRERA, Panchkula

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

