



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 01.05.2023.

Item No. 210.15

(x) Promoter: Prima Land and Housing LLP.

Project: "Prima City" - Affordable Residential Plotted Colony under DDJAY 2016 on land measuring 11.80 acres situated in the revenue estate of Village Sunari Khurd, Sector 21 E, Rohtak.

Temp ID: RERA-PKL-1263-2023

Present: Sh. Vikas Kharb, on behalf of promoters.

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 68 of 2023 dated 29.03.2023 valid upto 28.03.2028 was granted in favour of Prima Land and Housing LLP for development of an affordable residential plotted colony under DDJAY 2016 on land measuring 11.80 Acres situated in the revenue estate of Village Sunari Khurd, Sector 21 E, Rohtak.

2. The application submitted by the promoter has been examined and following deficiencies are observed:-

i. Total licensed area of the colony is 11.80 acres, however the promoter has filed application for an area admeasuring for 10.62 acres which excludes the community site measuring 1.18 acres. However, the promoter should apply for the total gross area of the colony which has been licensed by the DTCP.

ii. License No. 68 of 2023 has been granted in favour of promoter with the condition that the developer shall construct access to the site upto higher order road in concurrence with the concerned authority before allotment of plot. The



developer is directed to comply with the above condition so that his RERA registration could be considered.

- iii. As per CA certificate, there is an outstanding charge amounting to Rs. 139.69 Lakhs. It needs to be clarified whether these charges are against the project land or not?
- iv. Balance Sheet for last 3 years be submitted.
- v. Details of expenditure to be incurred in each quarter is not given.
- vi. REP-II is not attached with the application form.

3. Applicant/promoter should comply with the above observations and apply afresh for the entire licensed area measuring 11.80 acres before the next date of hearing. Adjourned to 19.06.2023.



LA Shubham.

11/5/23

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.