



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 15.05.2023.

Item No. 212.22

(x) **Promoter:** M/s Galaxy Realcon Pvt. Ltd.

Project: "Galaxy Homes-2" an Affordable Residential Plotted Colony under DDJAY 2016 on land measuring 10.687 acres situated in the revenue estate of village Bambar & Sangwari, Sector-33, Rewari .

Temp ID: RERA-PKL-1253-2023

Present: Adv. Tarun Ranga on behalf of promoter.

1. This application has been filed for registration of an affordable residential plotted colony on land measuring 10.687 acres situated in the revenue estate of Village Bambar & Sangwari Sector-33, Rewari.

2. In its meeting held on 10.04.2023 the Authority had observed that:

- a. *One of the clause of the collaboration agreement reads as follows:
"that public is free to book the plots in conformity with the layout plan approved by the competent Authority only after obtaining completion certificate."*
- b. *CA Certificate is not in prescribed format.*
- c. *GPA does not confer powers to develop, market, sell and execute conveyance deed.*
- d. *Since the project will be sold after obtaining completion certificate it needs to be clarified as to how the colony be developed without any amount collected from the allottees.*

3. After considering the reply dated 10.05.2023, the Authority observed that the promoter has complied with the above stated deficiencies at serial no. (a), (b) and (c). As regards sufficient funds for development of the colony the promoter submitted that he will shortly submit the latest balance sheet of the company.



4. Authority directed the promoter to submit the provisional Balance Sheet of 2022-23 in the registry of the Authority and also submit a written undertaking/affidavit mentioning that the promoter will advertise only after obtaining completion certificate.

5. Adjourned to 03.07.2023 with direction to rectify above mentioned deficiencies.

True copy



Executive Director,
HRERA, Panchkula



LA (Monika)


30/5/23

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