



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 17.07.2023.

Item No. 219.28

(xi) Promoter: Godrej Projects Development Ltd.

Project: "Godrej Parkland Estate" an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 59.96 acres situated in the revenue estate of Village Bajidpur, Bidpipli, Sanwala & Pratapgarh, Sector-41, Kurukshetra.

Temp ID: RERA-PKL-1305-2023

Present: Adv. Hemant Saini alongwith Sh. Mansoor Ali on behalf of promoters.

1. When this matter was last heard on 19.06.2023, following deficiencies were conveyed:-

- "i. Demarcation and Zoning plans duly approved by DTCP have not been submitted.*
- ii. No specific date of completion of the project in REP-II has been given.*
- iii. Clause that "Whether the land is free from all encumbrances or not" is missing from REP-II.*
- iv. CA certificate is not as per format prescribed by the Authority.*
- v. Registration fee is deficit by Rs. 84,403/-*
- vi. As per REP-I Part C, expenditure incurred till the date of application on plots is 867 lakhs, making it an ongoing project. A clarification in this regard is needed.*
- vii. Application form is filed as a firm whereas the promoter is a Public Limited Company. The promoter must apply under the head of company.*



viii. As per MCA website, the company has open charges amounting to Rs1850.61 crores. It needs to be clarified whether these are against the current project land or not?"

2. Now, the applicant promoter has filed a fresh application vide temp id 1305-2023 complying with the above deficiencies along with the application for withdrawal of the earlier Temp ID 1288-2023. Additional Registration Fee amounting to Rs 70,000/- has also been deposited in view of the processing charges for the earlier application.

3. The Authority after consideration decided to register the project with the following special conditions:

- i. Promoter shall submit a copy of service plans estimates to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 1.1986 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket
- iii. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.

4. **Disposed of.** File be consigned to record room after issuance of registration certificate. Further, **Temp ID-1288-2023** shall also be disposed of as withdrawn by the promoter.



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 (Chubhamy)

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