



**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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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 05.07.2023.**

**Item No. 217.45**

(xiii) **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. On 19.06.2023, Authority observed that:

- a. In the projected Balance Sheet of 2022-23, sale is shown whereas the project has not yet been launched and registration is yet to be granted. In its application for registration, it is clearly mentioned that the promoter shall market/sell/book plots only after obtaining Completion Certificate.
- b. The applicant has only funds of Rs. 58.20 lakhs as per the Projected Balance sheet/Banks certificates and all other funding is through loans and advances given/taken by the related parties.
- c. Since 2019, short-term loans have been given to the related parties without any terms and conditions of repayment.

3. The Respondents filed reply on 28.06.2023 which was considered by the Authority and it was decided to register the project with the following special conditions:

- i. Promoter shall submit a copy of Service plans 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 866.90 sq. mtrs. 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.



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.