



**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 28.08.2023.**

**Item No. 224.15**

**(viii) Promoter : Spice One Builders Pvt. Ltd.**

**Project : "One City" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 15.812 acres situated in the revenue estate of Village Kheri Sadh, Sector-27 A, Rohtak.**

**Temp ID : RERA-PKL-1325-2023**

**Present: Sh. Udit Jain through video conferencing.**

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 157 of 2023 dated 09.08.2023 valid up to 08.08.2028 was granted in favour of One Height Developers Pvt Ltd and Spice One Builders Pvt. Ltd. in collaboration with Spice One Builders Pvt. Ltd. for the development of an Affordable Residential Plotted Colony on land measuring 15.812 acres situated in the revenue estate of Village Kheri Sadh, Sector-27 A, Rohtak.

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

- i. Demarcation and Zoning plan duly approved by DG,TCP has not been submitted.
- ii. Estimated cost of internal services under REP I Part C have not been submitted.
- iii. Expenditure to be incurred in each quarter under REP I Part C have not been submitted.



- iv. CA certificate is not as per the format prescribed by the Authority. The correct format is enclosed herewith.
  - v. Registration fee is deficit by Rs. 52,695/-
  - vi. Balance sheet for the year 2022-23 has not been submitted.
  - vii. A joint undertaking showing the shareholding of plots to be sold by the licensee/landowners have not been submitted.
  - viii. The promoter should also clarify as to who will maintain the escrow account and how will 70% of the amount collected from the allottees be transferred to the said account. A joint undertaking with the landowner/licencee be submitted for complying with the provisions of Section 4 (2) (1) (D).
  - ix. It should also be clarified as to who will maintain the colony for next 5 years. An undertaking in this regard be submitted.
  - x. Copy of draft allotment letter has not been submitted.
3. Applicant/promoter should comply with the observations before the next date of hearing. Adjourned to 30.10.2023.
4. In case promoter/applicant furnishes the aforesaid information before the next date of hearing, their application may be considered by the Authority in its meeting on Monday following the date of such submission.



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.

12/9/23  
LA (shuklam)