



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 19.09.2023.

Item No. 227.40

(x) Promoter: Jindal Realty Limited.

Project: "Jindal Smart City" a Residential Plotted Colony on land measuring 95.262 acres situated in the revenue estate of Village Rathdhana, Sector-34, Sonipat.

Temp ID: RERA-PKL-1324-2023

Present: Adv. Rajesh Garg alongwith Sh. Jyoti Sidana, on behalf of promoter.

1. When this matter was last heard on 21.08.2023, following deficiencies were conveyed:-

- i. Zoning plan duly approved by DG, TCP has not been submitted.
- ii. Page No. 26 and 27 of REP I Part G are neither stamped nor signed by the promoters.
- iii. Clause 4 of Memorandum of Understanding dated August, 2023 mentions that licensee will comply with the provisions of depositing 70 % amount in the escrow account whereas REP-II mentions that 70% amount received by the promoter shall be deposited in the escrow account. This needs to be reconciled.
- iv. As per MCA website, there is an outstanding charge amounting to Rs. 95.50 crores. It needs to be clarified whether the project land is mortgaged against these charges.
- v. License No. 128 of 2023 has been granted on condition that you shall construct culvert over water course before service plan estimates are approved till then plots marked in orange colour be kept frozen. The number of plots and their area may be informed.
- vi. Balance Sheet for the year 2022-23 has not been submitted.



2. Now, vide reply dated 13.09.2023 the applicant/promoter has complied with the aforesaid deficiencies.

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

- 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 3.68 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.
- iv. That the following plots shall be kept frozen till the construction of culvert over water course:-

Sr. No.	Part	Plot No.	Area of Plot (in Sqm.)
1.	Part-E	23 to 25 (3 Plots)	1391.076
2.		19	580.466
3.		86	293.043
4.		87	359.293
5.		88	419.789
6.	Part-B	38 to 45 (8 Plots)	3000
	Total Plots	15 Plots	6043.667

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.

CA (Shubham)