



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 21.08.2023.**

**Item No. 223.26**

**(x) Promoter: Jatin Dhawan/ Om Developers.**

**Project: "Green Residency" a Residential Plotted Colony on land measuring 4.843 acres situated in Sector 36 A, Rohtak.**

**Temp ID: RERA-PKL-1327-2023**

**Present: Adv. Madhur Panwar on behalf of promoters.**

1. The matter pertaining to registration of this project came up for consideration of the Authority today. The promoter proposes to develop a residential plotted colony on land measuring 4.843 acres in Sector 36 A, Rohtak.

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

- i. Final approval granted by Directorate of Urban Local Bodies, Haryana has not been enclosed with the application.
- ii. Collaboration agreement and GPA could only be examined after schedule of land/ownership papers are enclosed alongwith final permission.
- iii. Total area of the scheme is 4.843 acres, however land utilization table shows total area of 4.98 acres. This needs to be reconciled.
- iv. Estimated cost of internal services (under REP-I Part C) have not been submitted.
- v. Expenditure to be incurred in each quarter has not been submitted in REP I Part C.



- vi. GST certificate of Om Developers has not been submitted.
  - vii. Date of completion of project in REP-I is August, 2025 however in REP-II, the same is mentioned as June, 2025. The same needs to be reconciled.
  - viii. Copies of allotment letter and agreement to sell have not been attached with the application.
  - ix. Approved layout Plan of the colony has not been attached. Deficit fee, if any could be computed only after approved layout plan is enclosed.
  - x. Balance Sheet for the year last 3 years have not been submitted.
  - xi. CA certificate as per format approved by the Authority has not been attached. Copy of approved format is enclosed herewith.
  - xii. Address of persons operating escrow account under REP I Part B is not submitted.
3. Applicant/promoter should comply with the observations before the next date of hearing. Adjourned to 16.10.2023.
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.