



**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 21.08.2023.**

**Item No. 223.26**

**(ix) 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 along with Jyoti Sidana, on behalf of promoter.**

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 128 of 2023 dated 16.06.2023 valid up to 15.06.2028 has been granted in favour of 28 landowning companies in collaboration with Jindal Realty Limited for the development of a Residential Plotted Colony on land measuring 95.262 acres situated in the revenue estate of Village Rathdhana, Sector-34, Sonipat.

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

- 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.
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.

all  
8/9/23  
CA (shubham)



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.