



**HARYANA REAL ESTATE REGULATORY AUTHORITY, 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**

**Consideration of the applications received by the Authority for Registration of New Projects.**

**(i) Promoter: One Stop Realty Solutions Pvt Ltd.**

**Project: "Amogh"- a Commercial Plotted Colony on land measuring 2.537 acres falling in the revenue estate of Village Padiyawas, Sector-25, Rewari.**

**Temp ID: RERA-PKL-1209-2023**

**Present: Sh. Hitesh Goyal on behalf of the promoter via video conferencing.**

1. On 06.02.2023, the Authority had passed the following orders:

*This application is for registration of a new project namely "Amogh"- a Commercial Colony on land measuring 2.537 acres falling in the revenue estate of Village Padiyawas, sector-25, Rewari.*

*After examination of the application, following observations are made:*

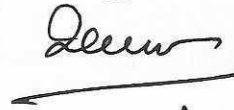
- i. *Expenditure to be made in each quarter has not been submitted.*
- ii. *Address of the person who would ordinarily be operating the RERA account has not been submitted.*
- iii. *Name of the bank in Form REP-I (Part-D) has not been mentioned.*
- iv. *Standard design of SCO's have not been submitted.*
- v. *Long term borrowings as per Balance sheet of financial year 2021-2022 is 3.44 crores. It needs to be verified whether project land or assets have been mortgaged against it or not?*
- vi. *As per collaboration agreement the sharing between the land owners, licensees and the developer is 50:50. However, the said sharing has not been submitted.*

2. The promoter vide reply dated 14.08.2023 has submitted the following:



- i. Expenditure to be made in each quarter.
  - ii. Address of the person (Hitesh Kumar Goyal) who would ordinarily be operating the RERA account.
  - iii. Name of the bank has been stated in REP II (affidavit).
  - iv. Standard design of SCO's.
  - v. CA certificate dated 13.03.2023 which states that "the long term borrowings of Rs. 3.44 crores are from the Directors and their relatives and company has not mortgaged its land and fixed assets against these borrowings".
  - vi. Highlighting share of landowners and company on the Layout Plan.
3. The Authority after consideration decides to register the project subject to the following special conditions:
- i. That the licensee and the promoter shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016 (as per their shareholding in the collaboration agreement) which states that *70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost.*
  - ii. 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.
  - iii. That the promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of issuance of completion certificate.
  - iv. Plots coming to the share of landowners cannot be put to sale by the promoter.
4. Registration Certificate will be issued after the plots coming to the share of individual landowners are submitted.

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.