



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, hrerapkl-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 16.10.2023.

Item No. 230.19

(vii) Promoter: GSM Estates Private Limited.

Project: "GSM Estates" an Affordable Residential Plotted Colony under DDJAY-2016 over an area measuring 6.00 acres situated in the revenue estate of village Baldi, Sector 29, Karnal, Haryana.

Temp ID: RERA-PKL-1346-2023

Present Sh. Jyoti Sidana, representative of the promoter through video conferencing.

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 159 of 2023 dated 10.08.2023 valid up to 09.08.2028 was granted in favour of GSM Estates Private Limited for the development of an Affordable Residential Plotted Colony on land measuring 6.00 acres situated in the revenue estate of Village Baldi, Sector 29, Karnal, Haryana.
2. The application submitted by the promoter has been examined and it is observed that at the time of submitting his application for registration, in REP-I Part E, the promoter had informed that the zoning plan has not been approved. However, subsequently on 10.10.2023 the zoning plan has been approved which is required to be mentioned in REP-I Part E of the application online.
3. The Authority after consideration decides to register the project with the following special conditions that:
 - i. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15



days from the issuance of this registration certificate, till which time no plots shall be sold. No escrow account shall be subsequently changed by the promoter without the prior permission of the Authority.

ii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.

iii. Promoter shall submit duly approved building plans approved in respect of commercial pocket measuring 0.1498 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.

iv. 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.

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.

LA (Monika)

27/10/23