



**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 09.10.2023.

**Item No. 229.38**

(xii) Promoter : Spice One Builders Pvt. Ltd.

Project : "One City" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 15.812 acres situated in the revenue estate of Village Kheri Sadh, Sector-27 A, Rohtak.

Temp ID : RERA-PKL-1325-2023

Present: Sh. Udit Jain through video conferencing.

1. When this matter was last heard on 28.08.2023, following deficiencies were conveyed:-

- i. Demarcation and Zoning plan duly approved by DG,TCP has not been submitted.
- ii. Estimated cost of internal services under REP I Part C have not been submitted.
- iii. Expenditure to be incurred in each quarter under REP I Part C have not been submitted.
- iv. CA certificate is not as per the format prescribed by the Authority. The correct format is enclosed herewith.
- v. Registration fee is deficit by Rs. 52,695/-
- vi. Balance sheet for the year 2022-23 has not been submitted.
- vii. A joint undertaking showing the shareholding of plots to be sold by the licensee/landowners have not been submitted.
- viii. The promoter should also clarify as to who will maintain the escrow account and how will 70% of the amount collected from the allottees be transferred to the said account. A joint undertaking with the landowner/licencee be submitted for complying with the provisions of Section 4 (2) (1) (D).
- ix. It should also be clarified as to who will maintain the colony for next 5 years. An undertaking in this regard be submitted.



x. Copy of draft allotment letter has not been submitted."

2. Applicant/Promoter vide reply dated 06.10.2023 has complied with all the observations except observation at serial no. viii above and the submission of letter conveying the approval of the zoning plan. Adjourned to 11.12.2023.

3. 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

16/11/23

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

CA (Shubhanshu)