



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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

(iii) 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. When this matter was last heard on 21.08.2023, following deficiencies were conveyed:-:-

- 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."

2. In view of the aforesaid observations, Applicant/Promoter has submitted reply dated 29.09.2023 which has been examined by the Authority and it further observes that:

- a. Registration fee is deficit by Rs. 10,130/-
- b. The promoter should also submit a list of members approved by the Registrar of Cooperative societies showing that 8 plots will be allotted to the developer.
- c. The promoter should clarify as to how will 70% amount go into the rera account and how will the internal development works be executed.
- d. The Promoter should also clarify as to who will maintain the colony for a period of five years after the grant of completion certificate

3. Adjourned to 11.12.2023. 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 over
16/11/23

True copy

[Signature]

Executive Director,
HRERA, Panchkula

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

U (Sureshram)