



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, hrerapl-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 21.11.2023.

Item No. 233.48

(x) Promoter: KLJ Developers Private Limited.

Project: "KLJ Greens – Towers B-8, B-9, B-10" having FAR of 19501.92 sq.mtrs (forming part of 50.325 acres - Group Housing Colony) in Sector-77, Faridabad.

Temp ID: RERA-PKL-1353-2023

Present: Sh. Tarun Ranga, Advocate, learned counsel of the promoter.

1. The matter was last considered by the Authority on 30.10.2023 wherein the following was observed:

"i. The promoter had applied for OC for an FAR of 27272.045 sq.mtrs on 27.04.2017 and received OC on 04.12.2017. Since, the Haryana Real Estate (Regulation and Development) Rules, 2017 came into force on 28.07.2017 and the promoter had received OC on 04.12.2017, therefore he is liable to get the said area registered with the Authority.

ii. The promoter vide his present application has applied for registration of FAR measuring 19501.91 sq.mtrs. and has not submitted any documents for the remaining FAR measuring 87239 sq.mtrs., therefore he should either file application for the registration of the remaining area or get the phasing of the project approved from DTCP, Haryana.

iii. The licences have been granted in favour of different individuals/companies, the promoter should submit documents to prove that he has the rights to market, advertise, develop, sell and execute conveyance deeds in respect of the proposed towers for which registration is being sought."

2. Applicant promoter vide reply dated 16.11.2023 has submitted copy of orders of Hon'ble Delhi High Court and certificate from MCA by which nine companies have been amalgamated/merged into KLJ Developers Pvt. Ltd. However, the promoter has not submitted any document to show that he has the rights to market, advertise, develop, sell and execute conveyance deeds in respect of the land owned by Smt. Sarupi, Sh. Balbir, Sh. Gyan



Chand, Sh. Mam Chand and M/s KLJ Town Planners Pvt. Ltd. in the proposed towers for which registration is being sought.

Further, deficiencies mentioned at Serial no.(i) and (ii) have not been complied with by the applicant promoter.

3. Adjourned to 22.01.2024 with direction to promoter to comply with the above said observations. 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.



am
5/12/23

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.

CA (Asstina)