



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 21.11.2023.

Item No. 233.48

(vii) Promoter: GOLF LINK PROJECTS PVT. LTD.

Project: "GOLF LINKS (PHASE-I)" an Affordable Residential Plotted Colony (DDJAY-2016) on land measuring 9.30 acres (license no. 198 of 2023 dated 05.10.2023) falling in sector-34, District Karnal.

Temp ID: RERA-PKL-1362-2023

Present Sh. Naresh Khurana, Vice President of the company.

1. This application is for registration of a new project namely "GOLF LINKS (PHASE-I)" an Affordable Residential Plotted Colony (DDJAY-2016) on land measuring 9.30 acres falling in the revenue estate of village Karnal, sector-34, Karnal. License no. 198 of 2023 dated 05.10.2023 valid upto 04.10.2028, has been granted by Town and Country Planning Department.

2. The application for registration has been examined and following short comings have been observed:

- i. Approved Demarcation and zoning plan have not been submitted by the promoter;
- ii. The collaboration agreement states sharing of 5% and 95% between landowners and promoter respectively, promoter should clarify as to who will sell the 5% share of the landowners;
- iii. Clause 9 and 14 relating to irrevocability of the collaboration agreement are contradictory in nature;
- iv. GPA submitted gives authorization to Levity Enterprises Private Limited however, this company is not associated with this project registration application;
- v. Schedule I Annexure-B of the GPA gives details of Land under Litigation i.e. 6.35 acres out of 10.63 acres. However, in REP II (Affidavit cum declaration) the promoter has submitted that the land is free from all encumbrances.



3. Adjourned to 22.01.2024 with a direction to the applicant to comply with the aforesaid 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.



all ready
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 (Mouke)