



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapk1-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 04.12.2023.

**Item No. 234.35**

(vi) Promoter : One point Realty Pvt. Ltd.

Project : "One City" a residential plotted colony on land measuring 0.79 Acres (forming part of total licensed area measuring 63.535 Acres) situated in Sector-37, Rohtak.

Temp ID : RERA-PKL-1334-2023

Present: Sh. Dilip Kumar, Manager, physically along with Sh. Udit Jain through video conferencing.

1. When this matter was last heard on 21.11.2023, following deficiencies were conveyed:-
  2. Applicant/promoter submitted reply dated 15.11.2023, vide which observations mentioned at serial no. i and iii above have been complied. However, the proposed area is required to be marked on the layout plan. As regards deficiency mentioned at serial no. ii. above, the promoter has stated that the actual date of completion is 27.08.2028. However, a fresh REP-II for the same date has not been submitted. Further, the promoter has enclosed a copy of registered GPA between One Height Colonizers Pvt. Ltd. and the developer (i.e. One Point Realty (P) Ltd.) The Collaboration Agreement/GPA submitted by the promoter are in contradiction to the undertaking dated 09.11.2023.
2. Now, vide replies dated 22.11.2023, 30.11.2023 and 04.12.2023, the applicant/promoter has complied with the aforesaid deficiencies.
3. The Authority after consideration decides to register the project with the following special conditions:



- i. Both the licencees, i.e., One Height Colonizers Pvt. Ltd. and One Point Realty Pvt. Ltd. shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016 (as per their shareholding in the saleable area as agreed to in the collaboration agreement) which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
- ii. As per joint undertaking submitted by the promoter and the landowner/licencee, the total sale consideration against the share of One Height Colonizers Pvt. Ltd. has been received and there are no outstanding claims, dues or liabilities, therefore the promoter has all the rights over the registered area measuring 0.79 Acres. However foreseeing any later disputes, it has been undertaken by both the licencees (i.e. One Point Realty Pvt. Ltd. and One Height Colonizers Pvt. Ltd.) that they shall be co-signatories to the allotment letter, agreement to sell and conveyance/sale deed for all the plots falling within the registered area of 0.79 acres.
- iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.0729 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.
- v. 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.
- vi. The promoter shall also give an undertaking that he shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of issuance of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- vii. 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 RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.

4. Disposed of. File be consigned to record room after issuance of registration certificate.



*alt...*  
14/12/23

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 (Shubham)