



**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 30.10.2023.**

**Item No. 231.46**

**(ix) Promoter: Homeshetra Realtors Pvt. Ltd.**

**Project : "Kohinoor City" an affordable Residential Plotted colony under DDJAY 2016 on land measuring 20.03125 acres situated in the revenue estate of Village Umri, Sector-32, Kurukshetra.**

**Temp ID : RERA-PKL-1354-2023**

**Present: Sh. Neeraj Puri on behalf of promoters.**

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 205 of 2023 dated 11.10.2023 valid up to 10.10.2028 was granted to Homeshetra Realtors Pvt. Ltd. for the development of an affordable Residential Plotted colony under DDJAY 2016 on land measuring 20.03125 acres situated in the revenue estate of Village Umri, Sector-32, Kurukshetra.
2. The application submitted by the promoter has been examined and following deficiencies are observed:-
  - i. License No. 205 of 2023 has been granted on the condition that the part of applied site bounded in red colour boundary in layout plan comprising khasra nos. 11/3/2, 8, 12, 13, 18, 19, 22 and 23 are kept frozen till the stay on alienation is there in civil suit no. 850 of 2023. However, the applicant has applied for complete area measuring 20.031 acres. The promoter should file an application by excluding the Khasra Nos. mentioned above.



- ii. As per approved layout plan, some of the plots fall under the 11KV High Tension wire. A list of these plots be submitted so that they could be frozen till the shifting of the HT line.
- iii. As per REP-II, the promoter has undertaken that the land is free from all encumbrances however, as per the license granted by the DG, TCP, Haryana the said land is under dispute in civil suit no. 850 of 2023.
3. Applicant/promoter should comply with the above observations before the next date of hearing. Adjourned to 08.01.2024.
4. 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.



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14/11/23

True copy

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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)*