



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 10.01.2024.

Item No. 238.34

(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, Karnal.

Temp ID : RERA-PKL-1362-2023

Present: Sh. Jyoti Sidana, Authorized representative and Sh. Naresh, 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 (under 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 following short comings were conveyed to the promoter on 21.11.2023:

- 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. The promoter vide reply dated 08.12.2023 and 01.01.2024 has complied with the above mentioned observations. After examination, the Authority found the project fit for registration subject to the following special conditions:

- i. 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.
- ii. 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.
- 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 0.365 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.

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



19/1/24.

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.

LA Monika