



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 24.01.2024.

Item No. 239.68

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

Project : "Kohinoor City" an affordable Residential Plotted colony (under DDJAY 2016) on land measuring 20.03 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. When this matter was last heard on 10.01.2024, following deficiencies were conveyed:-

"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. On 08.01.2024, the Applicant/Promoter had complied with the deficiency mentioned at serial no ii above. As regards i and iii, the same have still not been complied. Further, the Authority directed the promoter to get the condition with regard to civil suit no. 850 of 2023, waived off from the DTCP, Haryana (as it is a part of license granted) and then approach this Authority for registration of the project."

2. Now, Applicant/promoter vide reply dated 16.01.2024 has complied with the above and has also submitted letter from DG, TCP Haryana mentioning that as per Hon'ble Court Orders dated 04.01.2024, the case has been dismissed as withdrawn. The licensed land



comprising khasra nos. 11/3/2, 8, 12, 13, 18, 19, 22 & 23 earlier kept frozen is hereby de-frozen in all respect.

3. In view of the above, Authority decides to register the project with the following special conditions:

- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.4067 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.
- iii. Following plots falling under 11 KV High Tension Line shall be kept frozen till the shifting of the said line:-

Sr. No.	Plot Nos.	Total No of Plots
1	Block A (1 to 9, 9A, 11 and 12, 12A, 14 to 16, 18 to 25, 31 to 34, 68 to 72, 109 and 110, 111 to 112)	37
2	Block B (83 to 94 and 98 to 102)	17
3	Block C (2 to 9, 9A, 11 and 12, 12A, 14 and 15, 24 and 25, 46 to 54, 76 to 80)	30

- 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.
- 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.



[Signature]
6/2/24.

True copy

[Signature]

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 (Sumbhram)