



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 07.02.2024.

Item No. 241.23

(vii) Promoter: Housing Board Haryana.

Project : "Const. of 46 EWS Flats" in Sector-8, Charkhi Dadri.

Temp ID : RERA-PKL-1246-2023

1. Vide orders dated 03.04.2023, following deficiencies were conveyed:
 - a. *In Rep-1 Part C, total number of plots/apartments mentioned in the project is 547, out of which 46 are booked/ sold upto the date of application and 501 plots/apartments are yet to be sold/booked. However, as per title of the project, the construction is of 116 no. (Actual 46 Nos.) of EWS flats. The above be clarified.*
 - b. *Specification of construction has not been submitted in Rep-1 Part-H.*
 - c. *Computation of registration fees deposited i.e., Rs. 10,620/- has not been submitted in Rep-1 Part-A.*
 - d. *Agreement to sell has not been submitted.*
 - e. *Area to be registered is not shown on the layout plan.*
 - f. *Details of escrow account has not been mentioned in Rep-1 Part-D.*
2. Applicant/promoter vide reply dated 19.06.2023 has complied with the observation mentioned at serial no. (b) above.
3. On 16.10.2023, Sh. Rajpal Singh informed that as per approved plan there is a provision of 547 nos. EWS flats in sector 8, Charkhi Dadri but presently 46 nos. EWS flats are under construction for which application for registration has been filed.
4. Authority directed the applicant promoter to earmark the proposed flats to be registered on the Layout Plan (showing its ground coverage and Proposed FAR) so that registration fee could be computed. Authority further directed the promoter to submit the details of RERA account and a copy of 'Agreement to sell' to be executed with the allottees.



5. On 18.12.2023, Sh. Rajpal Singh, Executive Engineer HBH Rohtak appeared and sought time to file reply.
6. Vide Reply dated 25.01.2024, the promoter submitted the following:
- Layout plan showing ground coverage and proposed FAR alongwith deficit registration fee amounting to Rs.7,963/-.
 - There is no precedent in the Board to execute agreement to sell at the time of registration. The houses have already been registered/allotted during year 2014. The copy of sample agreement to be executed at the time of handing over physical possession has been enclosed.
 - The area to be registered duly shown on approved plan is enclosed.
 - Account will be opened at the earliest after getting registration number from the Authority.
 - The completion date of the project may be extended to 31.12.2024 instead of 31.03.2024.
7. Today, no one appeared on behalf of the promoter. The promoter has not complied with Deficiency at serial no. (d) and (f).
8. The Authority grants one last opportunity to comply with above said observations. Further, the promoter is being given an opportunity of personal hearing failing which the application for grant of registration will be rejected.
8. Adjourned to 03.04.2024.



21/2/24

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 Monika