



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 07.02.2024.

Item No. 241.23

(v) Promoter: ALEX HOUSING.

Project : "THE PALM CITY" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 15.093 acres situated in Sector-12, Yamuna Nagar.

Temp ID : RERA-PKL-1415-2024

Present: Sh. Jyoti Sidana.

1. This application is for registration of a new project namely; "The Palm City" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 15.093 acres situated in the revenue estate of village Kheri Ranghran Sector-12, Yamuna Nagar. License No. 07 of 2024 dated 22.01.2024, which is valid upto 21.01.2029, has been granted by Town and Country Planning Department.
2. The application has been examined and following are the observations:
 - i. Approved copy of Zoning plan and Demarcation plan have not been submitted;
 - ii. CA certificate is not as per prescribed format;
 - iii. Balance Sheet as at 31st March, 2023 shows unsecured loans of Rs. 35 Lakhs and advances for purchase of land of Rs. 50 lakhs. The promoter should clarify whether the said loans have been procured by mortgaging the project land;
 - iv. LC IV and bilateral agreement not submitted;
 - v. A list of residential plots falling under the 11KV HT Line be submitted;
3. Since, Demarcation and zoning plan of a plotted colony are pre-requisite for grant of RERA registration therefore the application submitted is incomplete. The Authority decides



to reject the said application for registration with a liberty to file a fresh application. The registration fee deposited by the applicant will be adjusted in the fresh application filed by the promoter after deduction of 5% processing fee.

4. Disposed of.



True copy

Executive Director,
HRERA, Panchkula

21/2/24.

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter.

LA Monika