



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

(iii) Promoter: RBA REALCON PRIVATE LIMITED.

Project : "RBA HOMETOWN" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 13.975 acres situated in Sector-1, Nilokheri Taraori, District Karnal.

Temp ID : RERA-PKL-1390-2023

Present: Sh. Neeraj Puri, Ld. Counsel.

1. This application is for registration of a new project namely; "RBA HOMETOWN" an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 13.975 acres situated in the revenue estate of village Dodwa, Sector-1, Nilokheri Taraori, District Karnal. License No. 67 of 2018 dated 20.09.2018, which was valid upto 19.09.2023 renewed upto 19.09.2025, has been granted by Town and Country Planning Department.
2. The application has been examined and the following are the observations:
 - i. Page no. 30 of the registration application is blank and Page no. 68 is an incomplete print of the Land Schedule;
 - ii. In REP-I Part-C, other costs including EDC, taxes, levies etc is stated to be zero which seems to be incorrect;
 - iii. Approval letter dated 22.01.2024 of Standard Designs of SCOs of commercial site measuring 0.559 acres has been submitted, however approved building plans are not enclosed;
 - iv. The promoter should inform if an entry of the license has been made in the revenue records;



- v. As per MCA website, there are 3 directors however, two directors are mentioned in the registration application;
 - vi. As per license condition (y) 50% of the saleable area is freezed in the approved layout plan which shall only be sold after completion of all development works in the colony. The promoter should explain as to how 70% RERA account will be maintained by the promoter;
 - vii. CA certificate at page no. 85 is not as per prescribed format.
3. Adjourned to 03.04.2024.



True copy

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Executive Director,
HRERA, Panchkula

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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