



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

(ix) **Promoter: Housing Board Haryana.**

Project : Const. 756 Nos. T/S EWS Flats in Sector -5, Hansi, Hisar.

Temp ID : RERA-PKL-1244-2023

1. Vide orders dated 03.04.2023, following deficiencies were conveyed by the Authority:
 - i. *Specification of construction has not been submitted in Rep-1 Part-H.*
 - ii. *Computation of registration fees deposited i.e., Rs. 1,36,073/- has not been submitted in Rep-1 Part-A.*
 - iii. *Agreement to sell has not been submitted.*
 - iv. *Area to be registered is not shown on the layout plan.*
 - v. *Details of escrow account has not been mentioned in Rep-1 Part-D*
2. Applicant/promoter vide reply dated 19.06.2023 had complied with the observation mentioned at serial no. (i).
3. For the remaining deficiencies, promoter had submitted reply dated 10.10.2023, but the same were still deficient.
4. Vide orders dated 16.10.2023, the Authority had directed the following to the applicant promoter :
 - i. 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.
 - ii. 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:
- Revised computation of registration fee and deficit amount of Rs.1,02,054/- deposited in HRERA Account on 18.01.2024.
 - 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 2010. The copy of sample agreement to be executed at the time of handing over physical possession (Hire-purchase tenancy agreement) enclosed.
 - The area to be registered duly shown on approved plan.
 - As per Board Policy, there is no precedent to open escrow account. The houses have already been registered/ allotted during 2010. Account will be opened at the earliest after getting registration number from the Authority.
7. None appeared on behalf of the promoter. 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 to comply with the above said deficiencies.



True copy

[Handwritten Signature]

Executive Director,
HRERA, Panchkula

[Handwritten Signature]
21/2/24.

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

LA Kakul