



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapl-hry@gov.in

Website: www.haryanarera.gov.in

**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 28.02.2024.**

**Item No. 243.11**

**(iii) Promoter: RBA HOMES PRIVATE LIMITED.**

**Project :** “RBA UPTOWN” an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 13.968 acres situated in Sector-1, Nilokheri Taraori, District Karnal.

**Temp ID :** RERA-PKL-1391-2023

**Present:** Sh. Neeraj Puri, Authorized Representative.

1. This application is for registration of a new project namely “RBA UPTOWN” an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 13.968 acres situated in the revenue estate of village Dodwa, Sector-1, Nilokheri Taraori, District Karnal. License No. 76 of 2018 dated 17.11.2018, which was valid upto 16.11.2023 and renewed upto 16.11.2025, has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 07.02.2024:

- i. Approval letter dated 25.01.2024 of Standard Designs of SCOs of commercial site measuring 0.557 acres has been submitted, however building plans are not enclosed;
- ii. The promoter should inform if an entry of the license has been made in the revenue records;
- iii. 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;



- iv. Fee details in REP-I Part-A are incorrectly mentioned;
  - v. CA certificate at page no. 92 is not as per prescribed format.
3. The promoter vide reply dated 13.02.2024 has submitted:
- i. Approved set of building plans;
  - ii. Letter of DTCP dated 05.09.2023 - 'De-mortgage 15% saleable area (measuring 4602.04 sq. mts.) in lieu of bank guarantee of IDW';
  - iii. Correct DD No. and amount is submitted;
  - iv. Copy of CA certificate mentions that information provided in REP-I Part CX is correct as per books of accounts/Balance Sheet of the applicant.
4. Authority is of the view that since this is a new project, application has no Part CX, therefore this CA certificate is not required. After examination, the Authority found the project fit for registration subject to the following special conditions:
- i. 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.
  - ii. 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.
  - iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
  - iv. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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4/3/24.

True copy

*[Handwritten 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)