



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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

(iv) 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, Authorized Representative.

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 was examined and following observations were conveyed to the promoter on 07.02.2024:

- 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. The promoter vide reply dated 13.02.2024, 27.02.2024 and 28.02.2024 has submitted:
- i. Copy of Land schedule;
 - ii. "We affirm that there are no EDC charges associated with our project, and we accordingly submitted Nil EDC costs in our estimated project cost", copy of LOI is also submitted;
 - iii. Submitted two approved building plans, however set of three building plans have been approved;
 - iv. Third director was officially appointed in meeting dated 21.01.2024 and form DIR12 for appointment was completed on 01.02.2024; request to add third Director in the REP-I Part A;
 - v. Letter of DTCP dated 05.09.2023 - 'De-mortgage 15% saleable area (measuring 4679.14 sq. mts.) in lieu of bank guarantee of IDW';
 - vi. 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 duly approved building plans in respect of commercial pocket measuring 0.559 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
 - v. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
5. Authority directs the office to make necessary corrections in REP-I.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



[Handwritten signature]
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)