



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 20.03.2024.

Item No. 246.41

(vi) **Promoter:** M/s Legend Homes.

Project : "Legend Belle Greens", an Affordable Residential Plotted Colony (under DDJAY 2016) on land measuring 5.731 Acres falling in the revenue estate of Village Garhi Bohar, Sector 27A, Rohtak.

Temp ID : RERA-PKL-1427-2024

Present: Adv Tarun Ranga on behalf of promoters.

1. When this matter was last heard on 28.02.2023, following deficiencies were conveyed:-

- i. *Approval letter of Demarcation cum Zoning Plan has not been submitted.*
- ii. *License has been granted in the name of 2 individuals, however they have applied as partnership firm made by these 2 individuals. Further, Collaboration Agreement and GPA delegating all the powers to the firm have not been submitted.*
- iii. *No default certificate from the Chartered Account is not in order.*

2. Applicant/Promoter vide reply dated 26.02.2024 has complied with the deficiency mentioned at serial no. i and iii above. However, as regards deficiency at ii, the promoter has stated that License has been granted in favour of two individuals namely; Dr. Ritu Goyal and Sh. Harsh Kumar as per the provisions of Haryana Development and Regulation of Urban Areas Act, 1975. Since the licensee and land owners are the same, therefore no collaboration agreement and GPA have been executed amongst them as they have the capacity to develop the colony. Further, both individuals have entered into a Partnership Firm namely; 'Legend Homes' wherein both partners have 50-50% shareholding ratio w.r.t profit/losses of the firm. Both the partners of the firm mutually undertake that they shall be jointly and severally liable



towards allottees of the project and adhere to the provisions of the RERA Act, 2016 and HRERA Rules, 2017.

The Authority is of the view that the partnership firm made by two partners Dr. Ritu Goyal and Sh. Harsh Kumar has never been recognized by DTCP, Haryana and has been formed after the grant of license by DTCP Haryana. Therefore the promoter is directed to get the same recognized from DTCP, Haryana.

3. Applicant/promoter should comply with the above observations before the next date of hearing. Adjourned to 10.04.2024.



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3/4/24.

True copy

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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 (Shubham)