



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 06.03.2024.

Item No. 244.13

(iv) Promoter: **ALEX HOUSING.**

Project : **“THE PALM CITY” an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 15.093 acres situated in Sector-12, Yamuna Nagar.**

Temp ID : **RERA-PKL-1425-2024**

Present: **Sh. Pankaj Bansal, Partner & Sh. Jyoti Sidana, Authorized representative.**

1. This application is for registration of a new project namely; “The Palm City” an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 15.093 acres situated in the revenue estate of village Kheri Ranghran Sector-12, Yamuna Nagar. License No. 07 of 2024 dated 22.01.2024, which is valid upto 21.01.2029, has been granted by Town and Country Planning Department.
2. The application was examined and following observations were conveyed on 21.02.2024:
 - i. Balance Sheet as at 31st March, 2023 shows unsecured loans of Rs. 35 Lakhs and advances for purchase of land of Rs. 50 lakhs. The promoter shall provide list of persons from whom such loans have been taken alongwith copy of their Aadhaar card, pan card;
 - ii. CA certificate is not in prescribed format;
 - iii. A list of residential plots falling under the 11KV HT Line be submitted.
3. Vide reply dated 23.02.2024: ,



- i. The promoter has submitted name, address and Pan card of 6 persons from whom unsecured loans have been taken;
 - ii. CA certificate as per prescribed format has been submitted;
 - iii. The promoter submits that 11KV HT Line has been shifted and a copy of approved zoning plan dated 12.02.2024 is enclosed.
4. 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 0.302 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.
5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



[Signature]
19/3/24.

True copy

[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