



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 10.04.2024.

Item No. 249.39

(xii) **Promoter:** Logers Real Estate Builders LLP.

Project : "Amolik Vibrante 79" a Commercial Plotted Colony on land measuring 3.20 acres falling in the revenue estate of village Badauli, Sector-79, Faridabad, Haryana.

Temp ID : RERA-PKL-1438-2024

Present: Sh. Jyoti Sidana and Sh. Prahlad Gautam, authorized representative of promoter.

1. This application is for registration of a new project namely; "Amolik Vibrante 79" a Commercial Plotted Colony on land measuring 3.20 acres falling in the revenue estate of village Badauli, Sector-79, Faridabad, Haryana. License No. 22 of 2024 dated 09.02.2024 valid up to 08.02.2029 has been granted by Town and Country Planning Department, Haryana.

2. The application submitted by the promoter was examined and following observations were conveyed vide letter dated 05.04.2024:

- (i) The board resolution authorizing the person to file application for RERA registration is not submitted in original.
- (ii) In REP-I Part-D, it has been mentioned that copy of balance sheet of last three years has not been annexed, whereas balance sheet for last two years (since incorporation) has been annexed. A mention with regard to this will have to be made in REP-I (Part-D).
- (iii) Date of approval of building plans not mentioned in REP-I (Part-C).
- (iv) Page 36 of the supplementary agreement to the LLP is blank.



- (v) Sh. Sandeep Kasana has been authorized to file application for RERA registration whereas he has not signed the said application.
- (vi) A brief note regarding financial and technical capability of the promoter to develop the project be submitted.
- (vii) Statement regarding the income of the promoter and the taxes paid by him in the last three years.

The promoter shall also clarify with regard to the following:

- (i) There are unsecured loans amounting to ₹61.42 crores (from partners and relatives of partners) and ₹11.60 crores from others in Financial Year 2022-2023.
- (ii) Other current liabilities in Financial Year 2022-2023 includes- cheque issued but unclear of ₹40.44 crores and other advances payable of ₹50.05 crores.
- (iii) Other short term loans and advances in Financial Year 2022-2023 from partners and relatives of partners are of ₹24.94 crores and loans from others amount to ₹2.50 crores. Other advances receivables are of ₹14.14. crores.

3. The promoter vide reply dated 08.04.2024 and 10.04.2024 has complied with the above mentioned deficiencies.

4. In view of the above, Authority decides to register the project with 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 submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iii. 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.



- iv. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
5. Disposed of. File be consigned to record room after issuance of registration certificate.



True copy

Executive Director,
HRERA, Panchkula

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

22/4/24.
LA Adhina