



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 10.04.2024.

Item No. 249.39

(v) 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 20.03.2023, the Authority had observed 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. Further, the partnership firm made by the two partners Dr. Ritu Goyal and Sh. Harsh Kumar has not been recognized by DTCP, Haryana and has been formed after the grant of license. Therefore, the promoter was directed to get the same recognized from DTCP, Haryana.

2. Now, Applicant/promoter vide reply dated 04.04.2024 has stated that the said license has been granted in favour of two individuals as per the provisions of Haryana Development and Regulation of Urban Areas Act and the firm was formed only for the purpose of obtaining RERA Registration as there was no provision online to fill the name of two individuals.

3. In view of the above, Authority decides to grant registration in the name of two individuals i.e. Dr. Ritu Goyal and Sh. Harsh Kumar, since the license has been granted to them.



4. The Authority after consideration decides to register the project with the following special conditions:
- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - ii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.229 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket
 - 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. 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 escrow account shall be subsequently changed by the promoter without the prior permission of the Authority.
 - v. That both the licensees i.e. Dr. Ritu Goyal and Sh. Harsh Kumar shall jointly sign and execute the conveyance deeds and deposit 70% of the amounts received from the allottees in the RERA account.
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 Subkumar