



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, hrerapkl-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 10.04.2024.

Item No. 249.39

(ix) **Promoter:** Kanal Marla Private Limited.

Project : "Ruhil Smart City", an Affordable Residential Plotted Colony (Under DDJAY, 2016) on land measuring 6.787 Acres situated in Sector 41, Bahadurgarh District Jhajjar.

Temp ID : RERA-PKL-1423-2024

Present: Sh. Neeraj Puri on behalf of the applicant.

1. This application is for registration of a project namely "Ruhil Smart City", an Affordable Residential Plotted Colony (Under DDJAY, 2016) on land measuring 6.787 acres situated in Sector 41 Bahadurgarh, District Jhajjar. License No. 1 of 2024 dated 08.01.2024 valid up to 07.01.2029 has been granted by Town and Country Planning Department.

Further, the promoter vide letter dated 20.03.2024 has informed that inadvertently, in REP I Part E, the date of approval of license has been mentioned as 01.01.2024 instead of 08.01.2024. It has been requested to rectify the same.

2. The application was examined and following observations were conveyed to the promoter on 05.04.2024:

- i. The undertaking allotting plots to the land owners is submitted on the letter head of the company. It should be by way of an affidavit.
- ii. The promoter should also clarify as to who will maintain the RERA account and how will 70% of the amount received by the co-licencees be transferred to the said account. A joint undertaking with the consent of all the co-licencees be submitted.



- iii. It should also be clarified as to who will maintain the colony for the next 5 years after the grant of completion certificate.
 - iv. Acknowledgement of filing the Income Tax Returns by the promoter be submitted.
 - v. Statement regarding the income of the promoter and the taxes paid in the last three years be submitted.
 - vi. A brief note regarding financial and technical capability of the promoter to develop the project be submitted.
3. The promoter vide reply dated 08.04.2024 has complied with the aforesaid deficiencies.
4. After examination, the Authority found the project fit for registration subject to the following special conditions:
- i. That the Promoter shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016 which states that 70% of the amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
 - ii. That following plots coming to the share of landowner/licencees cannot be put to sale by the promoter:-

Sr. No.	Landowner(s)	Plot Nos.	Total No. of plots	Total area (sq. mtrs)
1	Sh. Sunil Gupta	49, 50-54.	6	689.026
2	Smt. Shikha Gupta	15 to 22.	8	1199.68
3	Smt. Nupur Jindal.	23, 27 to 33.	8	502.565
4	Smt. Sunita Jindal	34 to 40, 41 and 43	9	505.631
Total			31	2896.91

- iii. 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.



- iv. 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.
 - v. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - vi. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 824.89 sq. mtrs. to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
 - vii. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
5. Authority directs the office to make necessary corrections in REP-I Part E as requested by the promoter.
 6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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22/4/24.

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 Smeblam