



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 21.05.2024.

Item No. 254.24

(ii) **Promoter:** Patanjali Buildcon Pvt. Ltd.

Project : A Residential Group Housing Colony namely "Yogesh Heights" to be developed on land measuring 2.443 Acres situated in the revenue estate of Village Bohar Sector 35, Rohtak.

Temp ID : RERA-PKL-1343-2023

Present: Adv. Tarun Ranga on behalf of the promoter.

1. This application is for registration of a Residential Group Housing Colony namely "Yogesh Heights" to be developed on land measuring 2.443 Acres situated in the revenue estate of Village Bohar Sector 35, Rohtak. License No. 183 of 2023 dated 11.09.2023 valid up to 10.09.2028 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 08.05.2024:

- i. Registration fee deficit by Rs 1,15,877/-
- ii. Figures of Estimated cost of project are incorrect in REP I Part C.
- iii. Land utilization table under REP I Part C is incomplete.
- iv. Details of internal services under REP I Part C are nil.
- v. Date of approval of Building plans and Layout Plan under REP I Part C has not been submitted.
- vi. Expenditure to be incurred in each quarter under REP I Part C has not been submitted.
- vii. Escrow account under REP I Part D has to be maintained by a specific person. Bank of escrow account not mentioned. Account number seems incorrect.



- viii. Specifications of construction under REP-I Part H have not been provided.
 - ix. Total number of Units as per site layout plan are 205, however in REP-I part C only 142 apartments have been mentioned.
 - x. Balance sheets for the last 3 years not submitted
 - xi. Copies of LC-IV, Bilateral Agreement have not been enclosed.
 - xii. Copy of allotment letter and agreement to sell not submitted.
 - xiii. Whether entry of licensed land has been made in revenue records or not.
 - xiv. Copy of Jamabandi not attached.
 - xv. Details of statutory approvals provided in REP I part E are incorrect.
 - xvi. Statement regarding the income of the promoter and the taxes paid in the last three years be submitted.
 - xvii. A brief note regarding financial and technical capability of the promoter to develop the project be submitted.
 - xviii. Acknowledgement of filing the Income Tax Returns by the promoter has not been submitted.
 - xix. CA certificate not as per prescribed format.
 - xx. REP-II has not been submitted.
 - xxi. No collaborator has been mentioned in the license whereas one of the conditions of the license is that the promoter will not give any marketing or selling rights to any other company other than the collaborator company.
3. The promoter vide replies dated 06.05.2024, 20.05.2024 and 22.05.2024 has complied with the aforesaid deficiencies.
4. After examination, the Authority found the project fit for registration subject to the following special conditions:
- i. 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 having an FAR of 46.012 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.
5. Permission is also granted to make necessary corrections in REP-I.
6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

[Handwritten signature]

Executive Director,
HRERA, Panchkula

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29/5/24.

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

LA (Shubham)