



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 12.06.2024.

Item No. 257.18

Consideration of the applications received by the Authority for Registration of New Projects.

(i) **Promoter:** Rangoli Buildtech Pvt. Ltd.

Project : “Rangoli Hills” an Affordable Residential Plotted Colony under DDJAY on land measuring 7.668 Acres situated in the revenue estate of Village Kot, Sector 14, District Panchkula.

Temp ID : RERA-PKL-1467-2024

Present: Sh. Deepak Garg, Sh. Anil Kumar alongwith Sh. Jyoti Sidana on behalf of respondents.

1. This application is for registration of the project namely “Rangoli Hills” an Affordable Residential Plotted Colony under DDJAY (2016) on land measuring 7.668 Acres situated in the revenue estate of Village Kot, Sector 14, District Panchkula. License No. 200 of 2023 dated 04.10.2023 valid up to 03.10.2028 has been granted by Town and Country Planning Department in favour of Rangoli Buildtech Pvt. Ltd.

2. The application was examined and following observations were conveyed to the promoter on 28.05.2024:

- i. Statement regarding the income of the promoter and the taxes paid in the last three years be submitted.
- ii. Acknowledgement of filing the Income Tax Returns by the promoter has not been submitted.
- iii. Whether entry of license made in revenue records.



iv. The license mentions that it is for an additional area measuring 7.668 acres whereas it seems to be an independent license of 7.668 acres.

3. The promoter vide reply dated 30.05.2024 has complied with the deficiencies at sr. no. i and ii above. Further, as regards deficiency at sr. no. (iii), the promoter has submitted a letter to Tehsildar, Panchkula for making an entry of the said license in the revenue records. A copy acknowledged by the concerned office is enclosed. The promoter has further stated that due to election process, it may take 15-20 Days to issue requisite confirmation. As regards deficiency at serial no. iv, the promoter submitted that License No. 200 of 2023 dated 04.10.2023 is an Independent License. It was a typographical error during the issuance of License, however, the Letter of Intent, Agreement executed between the DTCP and the Promoter is showing that the said License is an independent License. Further, zoning was also approved on 26.04.2024 for area measuring 7.66875 Acres. However, they have submitted a request for rectification of the same to the Office of Directorate of Town & Country Planning, Haryana. Further, they requested that Registration Certificate may be issued for the said Project and they will Indemnify the responsibility of the said typing error till the final correction in the License, if arisen at any stage and will submit the corrected copy of the same upon its receipt from the DTCP, Haryana.

4. After examination, the Authority found the project fit for registration subject to the following special conditions:

- i. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record and corrected copy of license within a period of 30 days from the date of issuance of this registration certificate.
- 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 submit duly approved building plans in respect of commercial pocket measuring 0.3067 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.
- 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. 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.

5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Executive Director,
HRERA, Panchkula

25/06/2024

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

LA (shubham)