



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

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**Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula on 24.06.2024.**

**Item No. 257.20**

**(ii) Promoter: Slotco Buildwell LLP.**

**Project :** "Slotco Imperia" an Affordable Residential Plotted Colony (under DDJAY 2016) on land measuring 15 acres situated in the revenue estate of Village Dodwa, Sector 1, Nilokheri-Taraori, District Karnal.

**Temp ID : RERA-PKL-1469-2024**

1. The application is for registration of a new project namely 'SLOTCO IMPERIA' an Affordable Residential Plotted Colony. License No. of 07 of 2019 for land measuring 15.00 acres situated in the revenue estate of Village Dodwa, Sector-1, Nilokheri-Taraori, District Karnal was granted by the Director Town & Country Planning, Haryana on 30.01.2019 to M.G Estate Pvt. Ltd and later transferred to Slotco Buildwell LLP on 14.06.2023.
2. The application for registration was examined and following deficiencies were conveyed vide letter dated 07.06.24:
  - i. License No. 07 of 2019 is not valid on date. On page 235, the applicant has mentioned that renewal of license obtained on 04.03.2024. However, copy of the same is not submitted.
  - ii. Date of approval of Layout Plan is not mentioned in REP-I Part C (Page 194)
  - iii. Permissible FAR in REP- I Part B (Page 22) is not mentioned.
  - iv. In REP-I Part C - Other Costs including EDC, Taxes, Levies etc is mentioned as Zero.
  - v. Expenditure to be made in each quarter is not submitted. (Page 199)
  - vi. Approval letter of Demarcation Plan and Zoning Plan is not submitted.



- vii. *At Page-235, the applicant has mentioned that Service Plans already obtained, but no such Plans are enclosed with the application.*
  - viii. *Statement regarding Income of the Promoter and Income Tax Return of the Company for the last three years should be submitted.(Only the front page and acknowledgement)*
  - ix. *Promoter should submit a brief note stating its financial and technical capacity to develop this project.*
  - x. *The Applicant has not submitted Balance Sheet for the last year three years duly certified by C.A.*
  - xi. *Registration fees is deficit by Rs.88,013.*
  - xii. *It is mentioned in the Schedule of License No. 07 of 2019 that total 9K-0M of village Dodwa are under mortgage. The Promoter should clarify the same.*
  - xiii. *Authorization of the person applying for registration has not been submitted.*
3. The promoter vide reply dated 11.06.2024 has complied with the deficiencies at serial no. (i), (ii), (iv), (v), (vi), (viii), (ix), (x), (xi), (xiii).
4. On 12.06.2024, Authority observed that the promoter has still not complied with the deficiencies at serial no. (iii), (vii), (xii). Therefore, last opportunity was granted to the promoter and the matter was adjourned to 24.06.2024.
5. The promoter vide reply dated 18.06.2024 has submitted that :
- i. Permissible FAR will be available to Allotee(s) as per government norms, which may change from time to time. That said, permissible FAR as per Demarcation cum Zoning Plan approved is 200% with 75% maximum permissible ground coverage, single basement and 16.5 meters height. The same is mentioned in the legend of the Demarcation cum Zoning Plan already submitted.
  - ii. The previous owner, i.e, M/s MG Estates Private Limited of the land in question had mortgaged the land measuring 9K-0M forming of Khewat no. 61 Khasra No. 26//Min-15, Min 27//10/2, Min-11/1 against dues of INR 79,50,000/- to DTCP, Haryana as Bank Guarantee. The said transaction was updated in revenue records vide Report No. 567 dated 24.08.2011. Subsequently , vide order of Tehsildar and DTP (HQ) vide their office Memo No. LC-3391/JE/(RK)/2023/41899 dated 12.12.2023, the said mortgagage was removed. The non-encumbrance certificate issued by Tehsildar, Nilokheri dated 29.03.2024 and 02.04.2024 clearly states that there is no mortgage over licensed land.



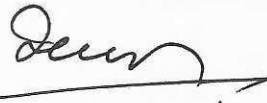
6. In view of above, Authority observes that deficiencies at serial no. iii and xii have also been complied with. Regarding deficiency at serial no. vii, a condition may be imposed in the Registration Certificate. Since, the promoter has complied with all the observations, the Authority decides to register 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 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 measuring 2285.267 Sqm. to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
  - V. 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.
7. Authority directs the office to make necessary corrections in REP-I
8. Approved by Authority on 24.06.2024.



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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.

LA (Kakul)