



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 05.06.2024.**

**Item No. 256.18**

(iii) **Promoter: KLJ Developers Private Limited.**

**Project : "KLJ Greens- Tower B-8, B-9, B-10, J-1 & J-2" having an FAR of 40636.58 sq.mtrs (forming part of 50.325 acres- group housing colony) situated in village Nimka, Faridabad, Haryana.**

**Temp ID : RERA-PKL-1462-2024**

**Present: Sh. Sunil Andley, Director of the company.  
Sh. Tarun Ranga, Advocate, learned counsel of promoter**

1. The matter pertaining to the registration of this project came up for consideration of the Authority today. License Nos. 3-9 of 2007 dated 02.01.2007 valid upto 01.01.2009, renewed upto 01.01.2025 and license no. 157 of 2008 dated 08.08.2008 valid upto 07.08.2010, renewed upto 08.08.2025 was granted in favour of different companies who have now been amalgamated in present promoter 'KLJ Developers Private Limited' for the development of a group housing colony over an area measuring 50.325 acres situated in village Nimka, Faridabad, Haryana.

2. The promoter had applied for phasing of the project which was duly approved by DTCP on 29.01.2024. Based on the phasing, the promoter has now applied for registration of Phase -02, Pocket-B, Part-A of the project which consists of five captioned towers having an FAR of 40636.58 sq. mtrs.

3. The application submitted by the promoter was examined and following observations were conveyed vide letter dated 24.05.2024:



- (i) *The promoter has submitted approval letter of service plans/ estimates, however, copy of duly approved service plans and estimates has not been submitted.*
- (ii) *Complete set of building plans not submitted.*
- (iii) *The likely date of completion of the project is 31.12.2039, however in REP-I Part- C, the expenditure to be made in each quarter has been mentioned upto 2030.*
- (iv) *As per REP-I Part-C, expenditure has been incurred till the date of application, so the promoter may clarify whether it is a new project or ongoing project.*
- (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.*
- (vii) *Since it is Group Housing Project, the FAR of the project be mentioned in REP I (Part B) alongwith the area.*
- (viii) *REP I (Part E) is incomplete.*
- (ix) *Land is mortgaged for 300 million with HDFC Bank Ltd.*
- (x) *The licences of the project are renewed upto January 2025, so how can the completion date be 2039 or even 2030?*

4. The promoter vide replies dated 31.05.2024 and 05.06.2024 has complied with the above mentioned deficiencies. The promoter has submitted that present project would be completed by 31.12.2030, however, this project forms a part of a larger group housing colony spread over 50.325 acres and they intend to obtain completion certificate for the entire colony by 31.12.2039.

5. In view of the above, 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 flats/apartments shall be sold. No RERA account shall be subsequently changed by the promoter without the prior permission of the Authority.
- (ii) The promoter shall complete the present project and obtain occupation certificate for the same by 31.12.2030 and complete the entire project and obtain completion certificate for the same by 31.12.2039. The promoter shall not charge from the allottees for the common facilities such as club etc until said facilities are operational in the project The promoter shall also incorporate these conditions in the allotment letter/builder buyer agreements to be executed with the allottees of the project.



- (iii) The registration of the project shall be co-terminus with the validity of the licenses granted by DTCP, Haryana.
6. Permission is also granted to make necessary corrections in REP-I.
7. Disposed of. File be consigned to record room after issuance of registration certificate.



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11/6/24.

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.

CA (Ashima)