



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, hrerapl-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 24.07.2024.

Item No. 260.36

(ii) **Promoter:** K C G Resorts Private Limited.

Project: "OPS Divine Greens" an Affordable Residential Plotted Colony (under DDJAY 2016) on land measuring 20.60 acres situated in the revenue estate of Village Gangar & Shamgarh, Sector 16, Nilokheri-Taraori, District Karnal.

Temp ID: RERA-PKL-1436-2024

Present: Sh. Om Singh (Authorised Representative) and Sh. Himanshu Luthra (Director) on behalf of the Promoter via video conference.

1. The application is for registration of a new project namely 'OPS DIVINE GREENS' an Affordable Residential Plotted Colony. License No. 68 of 2024 for land measuring 20.60 acres situated in the revenue estate of Village Gangar & Shamgarh, Sector-16, Nilokheri-Taraori, District Karnal was granted by the Director Town & Country Planning, Haryana on 19.06.2024 to KCG Resorts Pvt. Ltd., Sh. Kushagr, Sh. Mridul Bansal, Sh. Amit, Sh. Vikas in collaboration with KCG Resorts Pvt. Ltd.
2. The application for registration was examined and following deficiencies were conveyed vide letter dated 11.07.24:
 - i. Promoter should submit a brief note stating its financial and technical capacity to develop this project.
 - ii. 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)



- iii. *Phone numbers of the all Directors of the Company are same.*
- iv. *At Page 16, Date of approval of Layout Plan is not mentioned.*
- v. *In REP- I, the date of completion is mentioned as 18.06.2029, whereas in REP-II, it is mentioned that time period within which project shall be completed is 5 years. Promoter should mention specific date of completion in REP-II.*
- vi. *At Page 339 in Agreement for Sale, it is mentioned that the Promoter is the absolute owner of 20.60 acres. However, the project land is under collaboration.*
- vii. *No Demarcation Plan and its approval letter has been submitted.*
- viii. *No Zoning Plan and its approval letter has been submitted*
- ix. *At Page 15, cost relating to internal development works not submitted:*
- x. *Non default certificate from a Chartered Accountant not submitted.*
- xi. *Registration fees is deficit by Rs.1,33,840/-.*
- xii. *Joint undertaking be submitted that both the promoter and the licensee/landowner shall be jointly and severally liable under the provisions of the RERA Act/Rules.*
- xiii. *MCA website shows unsatisfied loans of Rs. 5,90,00,000. The Promoter should clarify whether the loan is against the project land or not*
- xiv. *List of plots affected by 3 no. of 11 KV HT Lines.*
- xv. *Clause 12.1 of the collaboration agreement mentions that the developer shall be entitled to undertake marketing of its own share- whereas clause 4.1 mentions that the whole project is based on a revenue sharing model.*

3. The promoter vide letter dated 22.07.2024 has submitted reply to the above-mentioned observations. After considering the reply, Authority is of the view that the promoter has not complied with the observations at serial No. (i), (vii), (viii), (x), (xiii) and (xv). Hence, the application for registration is hereby returned with a liberty to file afresh. The registration fee earlier deposited will be adjusted after deduction of 5% processing charges.

4. Disposed of.



6/8/24.

True copy

[Signature]

Executive Director,
HRERA, Panchkula

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

U (Kakul)