



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 04.09.2024.**

**Item No. 264.30**

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

(i) **Promoter: SPLENDOR LANDBASE LIMITED.**

**Project : "SPLENDOR GRANDE PHASE 2" a Group Housing Colony on FAR measuring 54442.77 sq. mts. situated in Sector-19, Panipat.**

**Temp ID : RERA-PKL-1478-2024**

**Present: Sh. Neeraj Puri & MC Sharma on behalf of the promoter.**

1. This application is for registration of a new project namely; "SPLENDOR GRANDE PHASE 2" a Group Housing Colony on FAR measuring 54442.77 sq. mts. situated in the revenue estate of village Azizulapur, Sector-19, Panipat. License No. 37 of 2008 dated 25.02.2008 has been granted by the Town and Country Planning Department for developing a Group Housing Colony over an area measuring 16.31 acres. The license has been renewed upto 24.02.2025.

2. The application was examined and following observations were conveyed to the promoter vide letter dated 23.08.2024:

- (i) Non-Default Certificate from the Chartered Accountant is not as per prescribed format;
- (ii) Land of the project is mortgaged with IDBI Trusteeship Services Limited;
- (iii) MCA website shows unsatisfied loan of Rs. 167.60 crores, is this loan is against project land;
- (iv) Since it is as a Group housing colony, the remaining FAR is required to be registered however this application is for registration of area measuring 8.69 acres;



- (v) Statement regarding the income of the promoter and the taxes paid by him in the last three years not submitted;
- (vi) A brief note regarding the financial and professional/technical capability of the promoter to develop the project;
- (vii) The promoter should submit an approved layout plan showing area to be registered in this application for registration;
- (viii) Land utilization table in REP-I Part C is not correct;
- (ix) This application is for registration of an ongoing Project 'Splendor Grande Phase 2' comprising of 4 high rise towers (i.e. Tower A1, A2, A4 & B2) and 7 low rise towers (A, B, C, D, E, F & G) having an FAR of 54443 sq. mtrs. This FAR proposed to be registered i.e. 54443 sq. mtrs. is required to be mentioned in REP-I;
- (x) The entire licensed land measuring 16.31 acres (including phase 2) is mortgaged with IDBI Trusteeship Services Ltd. Therefore, the promoter should seek consent of the financial institution – that once the entire sale proceeds of the unit is deposited by the buyer in the escrow account, the lenders shall release their charge/mortgage on such unit and provide NOC for the execution of sale/conveyance deeds;
- (xi) Since the promoter is applying under the category of "ongoing project" therefore as per resolution passed by the Authority vide item no. 65.9 the late fee as applicable from 28.10.2018 works out to Rs. 57,16,515/-.

In a similar application filed by the promoter on 24.04.2024 (REP-I Part CX) the number of flats/apartments booked as on 31.03.2024 were 29 and the amount collected from the allottees was 6.15 crores.

3. The promoter vide letters dated 30.08.2024 & 04.09.2024 has complied with the deficiencies mentioned above from (i) to (x). Regarding deficiency at serial no. (xi) the promoter stated that the Authority in Suo motu complaint no. 142 of 2019 disposed of the matter of non-registration of project with a condition that remaining area of 9.59 acres would be registered with the Authority before launching, marketing or putting it on sale. Further, the promoter states that they have not received any booking with respect to this project, 29 units were inadvertently mentioned by their sales team and 6.15 cr. amount collected was for an ongoing IT project at Noida and also submitted an affidavit stating that the company has not advertised/sold/booked apartment in this unregistered group housing colony. After consideration, the Authority finds 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. No advertisement/public notice be issued through any medium without affixing the QR code issued by the Authority. The QR code should also be affixed on all the documents forming part of public domain including agreement to sell/allotment letter, pamphlets, brochures or any other literature published by the promoter.
  - V. That the said land has an encumbrance in favour of IDBI TRUSTEESHIP SERVICES LIMITED (IDBI) amounting to Rs. 61.70 crores for project development. The repayment of the said loan shall be from the 30% account. The promoter will execute registered Sale Deeds/Conveyance Deeds in favour of allottees after 100% consideration of plots is paid by the allottee in the Escrow Account and the Bank/Financial Institution issues NOC for the execution of such deeds.
4. Authority directs the office to make necessary corrections in REP-I.
  5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



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.

26/9/24

ZA Monisa