



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 23.10.2024.

Item No. 267.41

(vii) **Promoter:** Raj Developers through Proprietor Raj Kumari.

Project : "MAK GREEN-TWIN TOWERS"- a Group Housing Site situated at Plot No. 2, GH-2, Sector-4 Extension, Rohtak having an FAR measuring 3528 Sqm.

Temp ID : RERA-PKL-1548-2024

Present: Sh. Jyoti Sidana for the Promoter.

1. The application is for registration of a new project namely 'MAK GREEN-TWIN TOWERS'- GH-2, Plot No. 2, Sector-4 Extension, Rohtak. Raj Developers through Proprietor Raj Kumari has been allotted site measuring 2016 Sqm by HSVP vide Memo No. ZO005/EO010/UE018/GALOT/0000001226 dated 10.01.2024.
2. The application for registration was examined and following deficiencies were conveyed vide letter dated 21.10.2024:
 - i. Date of completion in A-H Form i.e. 31.12.2028 is different from which is mentioned in REP-II i.e. 27.12.2028.
 - ii. Allotment of site is for 2016 sqm but in REP-I Part-B , land area/licensed area is mentioned as 2016.00 (acres).
 - iii. Payment receipt of registration fee is not submitted.
 - iv. Zoning Plan of the site has not been submitted.
 - v. Clause 10 (REP-II) is not as per Rules.
3. Vide Reply dated 22.10.2024, the promoter has complied with all the above-mentioned observations. In view of above, 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. The promoter shall intimate to the Authority before taking any loan/financial assistance from any Bank/Financial Institution against the said registered project and thereafter all the installments of the loan received, shall be credited into the 70% RERA Bank Account.
 - IV. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by HSVP.
 - V. 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.
4. **Disposed of.** File be consigned to record room after issuance of registration certificate.



True copy

Executive Director,
HRERA, Panchkula

30/10/24

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

LA (kukul)