



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 11.09.2024.

Item No. 265.37

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

(i) **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-1513-2024

Present: Sh. Om Singh (Authorized Representative) and Sh. Himanshu Luthra (Director) on behalf of the Promoter.

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 valid upto 18.06.2029 to KCG Resorts Pvt. Ltd., Sh. Kushagr, Sh. Mridul Bansal, Sh. Amit and Sh. Vikas in collaboration with KCG Resorts Pvt. Ltd.

2. The application for registration was examined and following deficiencies were conveyed vide letter dated 02.09.24:

i. *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)*

ii. *Email of the all Directors of the Company and Authorised Representative are same.*



- iii. *Non default certificate from a Chartered Accountant is not in order.*
- iv. *MCA website shows unsatisfied loans of Rs. 6.15 Crores. The Promoter should clarify whether the loan is against the project land or not.*
- v. *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.*
- vi. *Entry of licensed land be made in the Revenue Department.*
- vii. *Clause 11.3 (ix) and 6.1.5 states that the Colony shall be maintained by a Professional Agency. As per the Act/Rules, the Colony has to be maintained by the Promoter for a period of five years or upto the time it is taken over by the Association of Allottees.*

3. The promoter vide letter dated 09.09.2024 and 11.09.2024 has submitted replies to the above-mentioned observations. After considering the replies, Authority is of the view that the promoter has complied with the observations mentioned above at serial No. (i), (ii), (iii), (iv), (vi) and (vii). Regarding observation at serial number (v), the promoter has submitted an affidavit mentioning that the Promoter shall only market/sell the plots which falls within 5.8313 Acres wholly/completely owned by M/s KCG Resorts Private Limited till an addendum regarding clause 12.1 of the collaboration agreements is duly signed by all the Landowners and duly submitted to the Authority. In view of above, the Authority decides to register the said project with the following special conditions:

- i. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- ii. Promoter shall submit duly approved building plans in respect of commercial site measuring 0.821 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.
- iii. 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.
- iv. That as per the joint affidavit dated 16.07.2024, both the promoter and land owner/Licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- v. 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.



- vi. 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.
- vii. 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.
- viii. That the revenue to be shared with the landowners from the sale of plots can only be withdrawn from the 30% account.
- ix. The Promoter shall be responsible for the maintenance and upkeep of services of the project upto a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- x. The Promoter i.e., KCG Resorts (P) Limited can sell/market only the following plots till addendum relating to clause 12.1 of the Collaboration agreement is signed by all the Landowners and submitted to the Authority and the remaining plots subsequently released by the Authority:

Sr. No	Type of Plot	Plot No.	Area of each plot (Sq. Mtr.)	No. of Plots
1.	A-21	16-21	149.44	6
	A-12	22-49	135	28
	A-9	50-53	150	8
		72-75		
	A-20	102-115	131.25	14
A-14	158-159	118.09	7	
	161			
	192-195			
				63

4. Disposed of. File be consigned to record room after issuance of registration certificate.



True copy

[Signature]

Executive Director,
HRERA, Panchkula

[Signature]
[Signature]

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

LA (Kakul)