



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 13.11.2024.

Item No. 269.03

(ii) Promoter: AB GREENVALLEYS LLP.

Project : "JDS GREENS" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over land measuring 8.262 acres situated in the revenue estate of Village Dodwa, Sector-1, Nilokheri- Taraori, District Karnal.

Temp ID : RERA-PKL-1516-2024

Present: Sh. Subodh Saxena Authorized representative of the promoter.

1. This application is for registration of a new project "JDS GREENS" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over land measuring 8.262 acres situated in the revenue estate of Village Dodwa, Sector-1, Nilokheri- Taraori, District Karnal. License No. 08 of 2019 dated 30.01.2019 valid upto 29.01.2024 and renewed upto 29.01.2026 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter vide letter dated 04.11.2024

- i. No Authority letter as to who will advertise, market and execute conveyance deeds in the said project has been enclosed
- ii. Copy of Partnership Deed dated 28.08.2015 and 17.03.2021 has not been submitted.
- iii. Fee is deficit by Rs. 4609/-.
- iv. Schedule for Payment provided at Page 141,146 is not as per RERA Act, 2016.
- v. Email address and Phone number of both the Partners and Authorised Signatory are the same.



- vi. Since, License No. 08 of 2019 has been migrated from License No. 07 of 2014 dated 07.02.2014, therefore the status of the earlier License No. 07 of 2014 be provided and whether completion certificate of this area has been granted by the DTCP or not ?
- vii. List of Plots, if any sold till date in the said Colony be provided.
- viii. List of Plots mortgaged (in the schedule of land) measuring 5K-2 Marla be provided.
- ix. The applicant who has submitted the application for Registration is not a designated Partner in the LLP, however his signatures bear the stamp of designated partner.
- x. Sh. Ashutosh Vashistha is not a designated Partner of the LLP and therefore has no authority to authorise Sh. Subodh Saxena to appear and file reply before the Authority.
- xi. Details regarding the conditions of transfer, liability with respect to earlier allottee if any be provided.

3. The promoter had submitted reply dated 08.11.2024 which was considered by the Authority today and it was observed that the observations at serial no.(i), (iv) and (ix) have still not been complied with. The Authority directs the promoter to comply with the above said deficiencies before the next date of hearing i.e. 20.11.2024 failing which the application being incomplete may be returned.



Received on 19/11/2024

Reshu
19/11/24.

~~Reshu~~
19/11/24.

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.

LA Karkul