



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 20.11.2024.

Item No. 270.03

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

(i) 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. On the last date of hearing i.e., 13.11.2024, promoter had submitted reply dated 08.11.2024 which was considered by the Authority 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.
4. Vide reply dated 19.11.2024, the promoter has complied with the observations at serial no. (i), (iv) and (ix). Since, the promoter has complied with all the observations, 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. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - IV. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.246 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.
 - V. No hindrance and disability shall be allowed to occur in the way of the allottees in the event of any dispute between the partners. The Authority retains the power to issue any appropriate orders for protecting interests of the allottees.
 - 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.
5. **Disposed of.** File be consigned to record room after issuance of registration certificate.



auth
21/11/21.

True copy

Deen

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 (Kakul)