



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 18.12.2024.

Item No. 273.35

(i) **Promoter:** Nugraj Dream Builders Pvt. Ltd.

Project : "Majestic Greens-1" an Affordable residential plotted colony under DDJAY-2016 on land measuring 12.11 Acres situated in the revenue estate of Village Kharkhauda, Sector 11A, Tehsil Kharkhauda, Distt. Sonipat.

Temp ID : RERA-PKL-1569-2024

1. This application is for registration of the project namely; "Majestic Greens" an Affordable residential plotted colony under DDJAY-2016 on land measuring 12.11 Acres situated in the revenue estate of Village Kharkhauda, Sector 11A, Tehsil Kharkhauda, Distt. Sonipat. License No. 119 of 2024 dated 14.08.2024 valid up to 13.08.2029 has been granted by Town and Country Planning Department, Haryana in favour of Nugraj Dream Builders Pvt. Ltd.
2. The application was examined and following observations were conveyed to the promoter on 06.12.2024:
 - (i) Whether entry of licensed land has been made in revenue records or not.
 - (ii) A brief note regarding financial and technical capability of the promoter to develop the project be submitted.
 - (iii) Financial statements/Balance sheets for the year 2022-23 and 2023-24 have not been submitted.
 - (iv) The two projects of same promoter should have distinguishable names.
3. The promoter vide reply dated 16.12.2024 has complied with the deficiencies mentioned at serial no. ii and iv above. As regards, deficiency mentioned at serial no. i above,



the promoter has requested that the same is pending with Tehsil office & they will submit the same as and when received. A condition in this regard shall be imposed in the registration certificate. As regards, deficiency mentioned at serial no. iii, (financial statements for the year 2023-24), Sh. Jyoti Sidana appearing on behalf of promoter informed that they will submit the financial statements for the year 2023-24 within a couple of days & requested a short accommodation.

4. The Authority on 18.12.2024 had directed the promoter to submit the same by 23rd December, 2024 so that a decision by circulation could be taken within the stipulated time as provided in the RERA Act, 2016.

5. Thereafter, vide reply dated 20.12.2024 the promoter had submitted the Financial Statements for the Year 2023-24.

6. After examination, the Authority through circulation found the project fit for registration subject to 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 0.481 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. 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.
- v. Promoter shall submit a copy of Jamabandi showing the entry of license in the revenue record within a period of 30 days from the date of issuance of this registration certificate.




- 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.

This has been approved by Authority on 23.12.2024.



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.

CA (Shubham)