



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 05.02.2025.

Item No. 278.03

(ii) **Promoter:** M/s TBCJ Corporation LLP.

Project : “Green Valley Pinjore”, an Affordable Residential Plotted Colony on land measuring 6.541 acres situated in the revenue estate of village Lohgarh, Pinjore Kalka Urban Complex, Panchkula.

Temp ID : RERA-PKL-1605-2025

Present: Sh. Neeraj Puri on behalf of promoter.

1. This application is for registration of project namely “Green Valley Pinjore” an Affordable Residential Plotted Colony (under DDJAY-2016) on land measuring 6.541 acres situated in the revenue estate of village Lohgarh, Sector-31, Pinjore Kalka Urban Complex, Panchkula. License No. 162 of 2024 dated 25.11.2024 valid upto 24.11.2029 was granted to TBCJ Corporation LLP.

2. The application was examined and following observations were conveyed to the promoter on 28.01.2025:

- (i) Registration fees is deficit by Rs. 1,53,993/-,
- (ii) The latest supplementary agreement dated 05.11.2024 states 5 partners, however application states 6.
- (iii) In the year ending 31st March’ 24, there is profit of Rs. 84,786/- and net loss of Rs. 56,760/- as on 31st March’ 23. Hence, promoter may submit financial capability to execute the project.



3. The promoter vide reply dated 31.01.2025 has complied with all the above observations. After consideration, the Authority finds the project fit for registration subject to 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 30 days from the issuance of this registration certificate, till which time no plots shall be sold. If the 70% RERA account varies from the account already mentioned in REP-I, the Promoter is directed to issue a public notice of size 3'' x 3'' (in two newspapers widely circulated in the area) indicating all three accounts i.e., 100%, 70% and 30% under intimation to the Authority by submitting a copy of the original publication. 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. 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.
 - V. 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.
 - VI. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.172 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.



VII. 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.

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



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 (Monika)