



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 12.03.2025.

Item No. 281.03

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

(i) Promoter: DSKR Infracon LLP.

Project : "RPS Urbania 2" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over land measuring 5.418 acres situated in the revenue estate of Village Palwal, Sector- 10, Palwal.

Temp ID : RERA-PKL-1635-2025

Present: Sh. Rajesh Khushwaha for the Promoter.

1. This application is for registration of a new project "RPS Urbania 2" an Affordable Residential Plotted Colony (under DDJAY-2016) to be developed over land measuring 5.418 acres situated in the revenue estate of Village Palwal, Sector- 10, Palwal. License No. 183 of 2024 dated 10.12.2024 valid upto 09.12.2029 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed to the promoter on 06.03.2025 :

- i. The Email and Mobile No. of Authorised Representative and Partners are same.
- ii. ITR of firm for the Assessment year 2023-24, 2024-25 has been submitted. Statement regarding Income of the Firm and Income Tax Return of the Firm for the Assessment year 2022-2023 should be submitted. (Only the front page and acknowledgement).
- iii. Entry of licensed land be made in the Revenue record.
- iv. Only the Balance sheet (as on 31.03.2024) has been submitted. Balance Sheet of the Firm duly certified by the C.A. for the last three years has not been submitted.
- v. Payment Plan has not been submitted.



- vi. Non default C.A. Certificate is not in order.
- vii. Promoter should submit a brief note stating its financial capacity and technical capacity to develop this project.
- viii. Pages of File has not been numbered.
- ix. Demand Draft submitted by the Promoter amounting to Rs. 1,65,000/- has been returned from the bank mentioning reason of return as "Kindly Contact Drawer/Drawee bank".
- x. Date of approval of latest layout plans has not been mentioned in REP-I Part C.
- xi. Copy of PAN Card of Sh. Aman Gupta is not clearly visible.
- xii. No authority as to who will advertise, market and execute conveyance deeds of the Project.
- xiii. Expenditure to be made in each quarter of 2029 has not been provided in REP-I Part C.
- xiv. Promoter should deposit Rs. 1,26,329 as registration fee of the Project.
- xv. Address of the persons operating the RERA Account at (Page 18) have not been mentioned.

3. The Promoter vide letter dated 10.03.2025 has submitted reply to the above mentioned observations. The Authority observed that the promoter has complied with all the observations except observations at serial no. (iii), (v), (vi), (viii) and (xii). These observations were conveyed to the Promoter during the course of hearing. The Promoter assured that he will file reply to the remaining observations during the course of the day.

4. The Promoter submitted reply to the remaining observations vide letter dated 12.03.2025. After consideration, it is observed that he has complied with the observations at serial no. (iii), (vi) and (viii). However, observations at serial no. (v) and (xii) have still not been complied with.

In view of above, the Authority decided to return the application with a liberty to file afresh. The registration fee earlier deposited will be adjusted after deduction of 5% processing charges.

5. **Disposed of.**



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 (Varsha)
