



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 23.04.2025.

Item No. 285.03

(iii) **Promoter:** M/s Galaxy Realcon Pvt Ltd.

Project : "Galaxy Home 3" an Affordable residential plotted colony (under DDJAY-2016) on additional land measuring 4.568 acres situated in the revenue estate of Village Bambar, Sector-33, Rewari.

Temp ID : RERA-PKL-1611-2025

Present: Sh. Aryan Garg (AR) on behalf of the promoter via VC.

1. This application is for registration of new project namely "Galaxy Home 3" an Affordable residential plotted colony (under DDJAY-2016) on additional land measuring 4.568 acres situated in the revenue estate of Village Bambar, Sector-33, Rewari. License No. 168 of 2024 dated 29.11.2024 valid upto 28.11.2029 has been granted by Town and Country Planning Department in addition to license no. 56 of 2023 dated 17.03.2023 granted for an area measuring 10.687 acres. However, completion certificate for the earlier license i.e. 56 of 2023 has been granted by the DTCP on 27.10.2023.

2. The application was examined and the following observations were conveyed to the promoter on 16.04.2025:

- Payment plan is not enclosed with agreement to sell;
- MCA website shows unsatisfied loan of Rs. 1.0715 cr., the promoter should clarify whether it is against the project land;
- CA certificate is not in prescribed format. Further, the certificate gives no default certification for only past 10 months and license/area/details of project not mentioned;
- Copy of agreement to sell is not as per the RERA, Act 2016;



(14)

- e) Clause 45 and 46 of the collaboration agreement dated 16.06.2023 are in contradiction;
- f) A brief note regarding the financial and professional/technical capability of the promoter to develop the project be submitted;
- g) An affidavit stating that promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules be submitted;
- h) An affidavit stating that that promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees be submitted;
- i) Will the landowner/licencees sell their share of plots after the grant of completion certificate by the DTCP or will comply with the provisions of 4(2)(I)D by depositing 70% amount obtained from the allottees in the escrow account;
- j) Whether Entry of license has been made in revenue record;
- k) Completion date mentioned in REP I and REP II are different (REP I – 31.03.2026, REP II – 30.09.2025);
- l) The fee is deficit by ₹ 31,874/-;
- m) Cost of land is mentioned zero in REP-I Part C;
- n) Statement regarding the income of the Promoter and the taxes paid by him in the last three years;
- o) No joint undertaking showing the number/area of the plots falling to the share of the licencee/landowners has been submitted. Further, the plot numbers and area of plots need to be marked on the layout plan along with a joint undertaking accepting the same and also mentioning that both the owners and the promoter shall sell the plots after the grant of completion certificate;
- p) Projected cash flow statements (quarterly) of the proposed project be submitted;
- q) A certificate from CA that the information provided in A to H Performa is as per the Books of account/Balance sheets of the applicant company;
- r) LC IV and bilateral agreement not submitted.
- s) Documents relating to the ownership of land not submitted;
- t) Initial date of completion and likely date of completion incorrectly mentioned on page 23;
- u) An affidavit be submitted that no plot has been sold as on date as Rs. 1.15 crores have already been incurred as on date of application of registration.



3. The promoter vide replies dated 22.04.2025 and 23.04.2025 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 (inches) (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. The promoter and landowner/licencees shall sell their share of plots after grant of completion certificate by the DTCP, Haryana.
- III. That as per the joint undertaking dated 18.04.2025, both the promoter and land owner/licencees shall be jointly and severally liable under the provisions of RERA Act/Rules.
- IV. 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.
- V. Promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of grant of completion certificate or till the taking over of the maintenance of the project by the association of allottees.
- VI. 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.
- VII. No clause of the Collaboration Agreement/GPA shall be amended/modified without the prior consent of DTCP Haryana and RERA. The promoter and



licencee/landowners should also not execute an addendum to the collaboration agreement/GPA without the prior consent of DTCP Haryana and RERA.

- VIII. 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.
- IX. Promoter shall submit documents showing entry of license in the revenue records within 30 days of issuance of registration.
- X. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.308 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.
- XI. Following plots coming to the share of landowners cannot be put to sale by the promoter and can only be allotted to landowners after grant of Completion certificate by DTCP, Haryana:

Sr. No.	Plot No.	Plot Type	Total Plots
1.	1-14, 28-38, 47-63, 67-74, 83-86, 90-93	G	58

4. The office is directed to make necessary changes in the A to H.
5. **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)

