



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

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

(vi) Promoter: MRG COLONIZERS .

Project : "Pintu's MRG Residency " an Affordable Residential Plotted Colony(under DDJAY) to be developed on land measuring 6.218 Acres situated in Sector 24, Sirsa.

Temp ID : RERA-PKL-1652-2025

Present: Sh. Vijay Kumar Goyal Authorized representative of the Promoter.

1. This application is for registration of a new project "Pintu's MRG Residency" an Affordable Residential Plotted Colony to be developed over land measuring 6.218 acres situated in the revenue estate of Village Chattargarh Patti, Sector 24, sirsa. License No. 18 of 2025 dated 31.01.2025 valid upto 30.01.2030 has been granted by Town and Country Planning Department.

2. The application was examined and following observations were conveyed vide letter dated 16.04.2025:

- i. Cash flow statement not submitted.
- ii. The Payment Plan is not in accordance to the RERA rules.
- iii. Date of execution of BBA not mentioned.
- iv. Income Tax Return for partners to be submitted.
- v. BBA execution and registration to be submitted.
- vi. REP I (Part E) statutory approvals – Layout Plan has been shown as not approved.
- vii. Documents relating to the title of Land not enclosed.

3. The promoter vide reply dated 18.04.2025 and 23.04.2025 has complied with all the above deficiencies.



4. After consideration, the Authority finds the project fit for registration subject to the following special conditions:

- a. 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.
- b. 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.
- c. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- d. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.1615 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.
- e. 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.
- f. 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.
- g. 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.

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.

CA (Varun)

