



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 30.07.2025.

Item No. 294.03

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

- (iii) **Promoter:** HCBS Developments Limited.
- Project:** "GLEN WOOD" of an Affordable Residential plotted colony on land measuring 7.475 Acres situated in the revenue estate of Village Jaundhi, Sector 29, Jhajjar.
- Temp ID:** RERA-PKL-1726-2025.
- Present:** Adv. Harshit Batra and Adv. Tanya on behalf of the promoter.

1. This application for registration of project namely "GLEN WOOD" of an Affordable Residential plotted colony on land measuring 7.475 Acres situated in the revenue estate of Village Jaundhi, Sector 29, Jhajjar bearing License No. 63 of 2025 dated 06.05.2025 valid upto 05.05.2030 granted by Town and Country Planning Department in favour of HCBS development Ltd. And Metropolitan Infra Realty LLP.

2. The application was examined and following observations were conveyed to the promoter on 24.07.2025:

- i. Pages are not numbered.
- ii. Form LC IV not submitted.
- iii. Non default certificate is not in prescribed format- it does not mention whether the Promoter has taken any loan against the Project Land.
- iv. Whether entry of the licence made in revenue record or not.
- v. Estimated cost of construction of apartment in REP I mentioned as Rs. 2000 lacs. However the licence is of an Affordable Residential Plotted Colony.
- vi. ITR and balance sheets of last 3 years of the company be submitted.
- vii. Net worth of the company be submitted.



- viii. Sale deed of the land be submitted.
- ix. In Form REP-I Part-B owner/licencee written as "Yes" and therefore many details are missing. However the licence is in collaboration.
- x. In Form REP-I Permissible FAR is written as NA. Proposed FAR written as Zero.
- xi. Payment Plan is left blank.
- xii. List of professionals engaged by the promoter to execute the development works along with their experience may be submitted.
- xiii. An undertaking from the promoter be sought that both the promoter and the licencee/landowners shall be jointly and severally liable under the provisions of the RERA Act/Rules.
- xiv. A joint undertaking of the plots coming in the share of the landowners be submitted;
- xv. A joint undertaking be submitted that the parties shall not alter/change the terms and conditions of Collaboration agreement and GPA without the prior approval of DTCP, Haryana and RERA Panchkula.
- xvi. Projected cash flow statements (quarterly) of the proposed project be submitted.
- xvii. The name of the project is written as "Greenville Estates" at clause 4 of the collaboration agreement whereas the name of the Project is "Glen Wood".
- xviii. Joint development Agreement is not irrevocable(clause C of the JDA).
- xix. Share of plots of land owner & promoters not marked on LOP/Zoning Plan.
- xx. Board resolution is a copy, not original.
- xxi. Board of directors does not match with the GST certificate & form REP-1(A).
- xxii. An undertaking be submitted that the promoter will maintain the colony for a period of 5 years or till the taking over of the colony by the allottees.
- xxiii. An undertaking relating to the sharing of the commercial area be submitted.

3. The promoter vide letters dated 29.07.2025 and 30.07.2025 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 100% Master Account, 70% Escrow Account and the 30% Free Account within a period of 30 days from the issuance of this registration certificate, till which time no plots shall be sold. The Promoter is also directed to issue a public notice of size 3 x 3 (inches) (in two newspapers widely circulated in the area including one in hindi) indicating all three accounts i.e., 100%, 70% and 30% account 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 within two weeks 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 documents showing entry of license in the revenue records within 30 days of issuance of registration.
 - vii. Promoter shall get the building plans in respect of commercial site measuring 0.242 acres approved from DTCP, Haryana and submit a copy of the same to the Authority along with deficit fee, if any. Promoter shall also allot commercial plotted area to the landowner before disposing of any part of commercial site.
 - viii. That the residential plots totalling = 63 (No. 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 98, 100, 100B, 100C, 100D, 100E, 100F, 100G and 100H) and commercial area measuring 58% of the proposed area coming to the share of landowner/licencee Metropolitan Infra LLP cannot be put to sale 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.

LA (Dhruv)
Date