



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 14.10.2019.

Item No. 71.10

(xvii) Promoter : Rama Krishna Buildwell Pvt. Ltd.

Project : 'Residential Township' - Plotted Colony on land measuring 52.906 acres situated in Sector-7 & 13, NH-1, Gannaur, Sonipat.

1. The promoter has filed the present application for registration of his project after suo motu cognizance taken by the Authority in this matter by registering complaint no. 1192 of 2018 in respect of the captioned project. The application has been examined and the following shortcomings have been noticed:

- (i) License No. 263 of 2007 dated 03.12.2007 was granted by Town & Country Planning Department to some individuals and companies for developing a plotted colony over land measuring 52.906 acres. However, the said license expired in December 2009. No document with regard to its renewal has been furnished.
- (ii) As the promoter is not the licensee therefore, there must be some collaboration agreement by virtue of which he could develop/convey title to the allottees
- (iii) The FAR of the commercial component measuring 2.05 acres is incorrectly mentioned as 3 in REP I (Part B) which seems to be beyond the permissible limits. The permissible FAR of commercial area should be mentioned so that registration fee could be computed.



- (iv) The promoter has not correctly furnished the cost of internal services in REP I (Part C).
- (v) The promoter has mentioned the project as a plotted colony but at the same time has given cost of the apartments creating an ambiguity with regard to the nature of the project.
- (vi) The Promoter has not filled Part C(X) of the proforma A to H and expenditure to be made in each quarter. Further he has given financial details by giving vague amounts.
- (vii) The promoter has neither furnished the CA certificate as required to be attached with the application nor furnished quarterly progress table and cash flow statement of the project.

Since the information submitted by the Promoter is incomplete and not clear and there are many shortcomings in the application, the Promoter is therefore directed to file afresh online and to submit its hardcopy for consideration of the Authority.

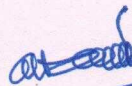
2. Adjourned to 11.11.2019.



True copy


Executive Director,
HRERA, Panchkula

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A copy of the above is forwarded to CTP, HRERA Pkl. for information and taking further action in the matter.


18/11/19
LA (Veha)