



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, hrrapkl-hry@gov.in

Website: www.haryanarera.gov.in

Subject: Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 09.12.2019.

Item No. 77.8

(x) **Promoter :** Rama Krishna Buildwell Pvt. Ltd.

Project : "Presidia Heights" – Group Housing Colony on land measuring 5 acres situated in Divine City, NH-1, Gannaur, Sonapat.

Present: Shri Hemmant Saini, Advocate on behalf of the Promoter.

1. Earlier an application No. RERA-PKL-417/19 was filed by the promoter M/s. Rama Krishna Buildwell Pvt. Ltd. for development of the project named "Presidia Heights". The matter is pending since February, 2019 and the promoter was directed to file afresh after removing the deficiencies conveyed by the Authority vide order dated 11.03.2019. It was pointed out that the proforma REP (A to H) filled up by them is deficient on several counts and deficiencies should be bridged otherwise action under Section 59 of the RERA Act will be initiated.

2. The promoters now have filed a fresh application No. RERA-PKL-779/19. The online application filed by the promoters has been examined and has been found deficient on several counts including as given below:

- i. Registration fee is deficit by Rs. 1,07,500/-.
- ii. Date of completion mentioned in REP II is different from that mentioned in form A to H. Fresh REP II shall be submitted.
- iii. Columns showing name of agencies providing external services have not been filled up in the form.
- iv. Information submitted in CX form is not complete



- v. Unit wise specifications have not been furnished.
- vi. Approved Building plans have not been submitted.
- vii. Quarterly expenditure schedule has not been furnished.
- viii. Cash flow statement of the project has not been furnished.
- ix. A clear copy of license has not been furnished.

2. On perusal of the entire information, it is observed that this group housing project is being developed on the land measuring 5 acres. Out of total 216 apartments, 50 apartments have been sold and the entire amount of these apartments has been collected since the year 2007 but still the project is 40% complete.

Shri Hemant Saini, learned counsel for the promoter could not assist the Authority in a substantial way because according to him, he himself is not fully aware of the affairs of the promoter's company.

3. The Authority decides to summon the promoters of the project to come before the Authority and explain the details of the project including their plan of action for its completion. All relevant information relating to the project as well as the project land shall also be brought on the next date. Further, it is observed that as there are numerous deficiencies which shall have to be corrected in the online proforma and the same cannot be amended once filled up by the promoter, the promoter shall file afresh by 19.12.2019 after removing the listed deficiencies.

Lastly, as this matter has been pending since march 2019 and many hearings have been conducted by the Authority for considering the temp id 417/2019, the Authority is of the view that all the orders passed in the temp id 417/2019 shall be read as a part of this application and shall be annexed with this file.

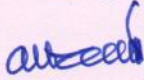
4. Adjourned to 23.12.2019.

True copy


Executive Director,
HRERA, Panchkula

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




16/12/19 LA(Neha)

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