



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 24.01.2024.

Item No. 239.11

Application for issuance of supplementary registration certificate of an additional area measuring 2.443 acres.

Promoter: M/s Amolik Buildcon LLP.

Project: "Amolik Plaza - 81" a Commercial Plotted Colony on land measuring 2.44375 acres falling in the revenue estate of village Bhatola, Sector-81, Faridabad, Haryana.

Reg. No: HRERA-PKL-FBD-241-2021 dated 05.04.2021 valid upto 01.03.2026.

Temp ID: HRERA-PKL-917-2021.

Present: Mr. Jyoti Sidana on behalf of Promoter.

1. The matter was considered by the Authority in its meeting held on 04.12.2023 wherein following order was passed:

"1. Amolik Buildcon LLP vide letter dated 14.11.2023 has applied for issuance of supplementary registration certificate for an additional licensed area measuring 2.44375 acres in license no. 193 of 2023 dated 22.09.2023. The said project is an additional project of the already registered project bearing RERA No. HRERA-PKL-FBD-241-2021 dated 05.04.2021 valid upto 01.03.2026 issued for an area measuring 2.606 acres in Sector 81, Faridabad.

2. It has been submitted that promoter has mistakenly applied for registration by creating new Temp Id 1351 of 2023 and 1365 of 2023 and has submitted required documents in the same. Said matters were heard on 06.11.2023 and promoter has withdrawn said applications. Now the promoter has submitted form REP-I (A-H) for additional area measuring 2.443 acres and has requested that enclosures/annexures/documents submitted with Temp ID 1351 of 2023 and 1365 of 2023 may be considered with this application for issuance of supplementary registration certificate.



3. It has further been submitted that date of completion of the project is same as per earlier registered project. The demarcation plan, zoning plan and standard designs have been approved and submitted alongwith Temp ID 1351 of 2023 which may be considered as enclosure in the instant case.

4. Thereafter promoter vide letter dated 17.11.2023 has submitted form REP-I (A-H) for area measuring 5.04975 acres duly clubbing both area i.e. 2.606 acres and 2.44375 acres.

5. It is pertinent to mention that the documents submitted by the promoter in TEMP ID 1351 of 2023 were examined by the Authority in its meeting held on 30.10.2023 wherein following deficiencies were conveyed:

"i. The promoter shall submit in tabular form the details of all the collaboration agreements executed with other land owner/licencees specifically mentioning the area owned by each licencee/land owner and the owner's consideration.

ii. The land owner Sh. Anil and Sh. Harish and the promoter have given a joint undertaking that a sum of ₹40 lac and ₹20 lac respectively shall be paid to them upon completion of the project. It will not be possible for the Authority to enforce such a provision after the rights to execute conveyance deeds have been conferred by the licencee/landowners to the promoter.

iii. The promoter has given a declaration in REP-I Part-G that the promoter has not launched any project in last five years. However, it has been revealed from the records of the Authority that the promoter has launched following projects in last five years:

a. Aster Woods on land measuring 30.006 acres

b. Amolik Plaza – 81 on land measuring 2.606 acres

c. Amolik Vibranté 82 on land measuring 3.443 acres.

d. Amolik Plaza – 88 on land measuring 3.3875 acres.

The promoter shall explain the above position."

6. The promoter by way of present application has complied with deficiency mentioned at serial no. (iii).

7. Authority observes that promoter has not complied with deficiencies mentioned at S. No. (i) and (ii) of orders of Authority in its meeting held on 3.10.2023. Promoter is directed to remove the deficiencies. After that their case will be considered.

8. Adjourned to 29.01.2024."

2. The promoter vide reply dated 18.12.2023 has complied with the deficiencies mentioned at serial no. (i) and (ii). As regards (ii), promoter has submitted an undertaking that the consideration of Rs.20 lacs will be paid to Sh. Harish before grant of completion certificate. However, nothing has been said regarding Rs.40 lacs of consideration to be paid to Sh. Anil.



3. Further, request of the promoter to consider the demarcation plan, zoning plan and standard designs submitted along with Temp ID 1351 of 2023 as enclosure in the instant case may be decided by the Authority.

4. Authority observes that promoter has not fully complied with the orders of Authority dated 30.10.2023. Hence, adjourned to 06.03.2024.

True copy



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12/2/24.

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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 Asluma



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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 21.02.2024.

Item No. 242.02

Follow up action taken in respect of the decisions taken in previous two Meetings held on 31.01.2024 and 07.02.2024.

The Authority discussed follow up action taken in respect of decisions taken by Authority in its 237th and 238th meetings held on 03.01.2024 and 10.01.2024 respectively and action required be taken in 239th, 240th and 241st meetings.

239th Meeting – 24.01.2024

Item No. 239.06

Request for revival of application for registration of the project “Ferrous Megapolis City”, adjourned sine die vide order dated 05.01.2022 and 17.05.2022 and for grant of registration of 102.194 acres.

Para-5 is amended as under:-

“5. Authority observes that as the promoter has filed separate application for the registration of remaining area measuring 35.013 acres, hence, promoter should withdraw Temp ID 957-2021.”

Item No. 239.11

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Para-3 is amended as under:-

“3. Request of the promoter to consider the enclosures/ annexures/ documents submitted along with Temp ID 1351 of 2023 in the present case is accepted.”

