



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 21.11.2023.

Item No. 233.11

Request for withdrawal of RERA Registration Certificate No. 182 of 2019 from the website in view of it being superseded on issuance of fresh registration certificate on being partially migrated and balance area surrendered.

Promoter: M/s Samsung Overseas Ltd.

Project : Affordable Residential Plotted Colony project, namely, "Satiija Smart Colony-II' measuring 14.84 acres at Sector 5, Village(s) Rattangarh & Jhamra, Tehsil Shahabad, District Kurukshetra - 136135, Haryana.

Reg. No: HRERA-PKL-KUK-182-2019 dated 06.12.2019 valid up to 30.09.2023.

1. M/s Samsung Overseas Ltd vide letter dated 06.11.2023 has submitted as under:-
 - i. The applicant company had been granted registration certificate bearing number HRERA-PKL-KUK-182-2019 dated 06.12.2019 valid up to 30.09.2023, for development of an Affordable Residential Plotted Colony under DDJAY namely "Satiija Smart Colony - II' on an area measuring 14.84375 acres for which the DTCP granted License No. 70 of 2018 dated 03.10. 2018.
 - ii. The Authority issued a Suo Moto Notice vide Memo No. HRERA-PKL/CTP/2022/466 dated 27.07.2022 registering the complaint no. RERA-PKL-1805-2022 for non-filing of the QPR's and listed the case for hearing on 10.10.2022, copy enclosed.
 - iii. They submitted the reply to the Suo Moto Notice vide letter dated 08.08.2022 attaching the Affidavit duly notarized confirming non-creation of any 3rd Party Rights along with the Senior Town Planner, Panchkula report bearing Memo No. STP(P)/2022/1192 dated 29.03.2022 sent in compliance of LOI issued for Residential Plotted Colony upon part migration of the said license from DDJAY (i.e., 13.51875 acres) and duly received at Hon'ble Authority vide Dak Diary No. 18091.
 - iv. In the meantime, the Authority granted a fresh RERA Registration Certificate No. HRERA-PKL-KUK-337-2022 dated 22.08.2022 for Residential Plotted Colony,



namely, "MRISHI MARCNDEY ENCLAVE" (Temp Project ID: RERA-PKL-1085-2022) to be developed on 43.12986 acres (superseding the earlier RERA Registration Nos. HRERA-PKL-KUK-142-2019 dated 02.09.2019 for area measuring 7.168 acres and HRERA-PKL-KUK-1825-2019 dated 06.12.2019 for area measuring 14.84 acres).

- v. Further, the ORDER issued by DTCP Haryana vide Memo No. LC-3325/JE (SB/2022/30155 dated 04.10.2022, confirms part migration of 13.51875 acres from License No. 70 of 2018 dated 03.10.2018 issued for DDJAY colony to License No. 87 of 2022 dated 07.07.2022 for Residential Plotted Colony under Migration Policy dated 18.02.2016. Further, the said order mentions the surrender of the remaining licensed area of 1.325 acres after handing over of 0.491 acres falling under 75 mtr. wide road and 50 mtr. Wide Green Belt uncluding 13m wide service road.
- vi. The Authority in its ORDER uploaded on 28.10.2022 in the matter of Complaint No. RERA-PKL-1805-2022 subsequent to the hearing held on 10.10.2022 decided to withdraw the Suo Motu Complaint.

2. In view of the facts presented above and documents submitted, the promoter has requested the Hon'ble Authority to withdraw the RERA Registration Certificates bearing number HRERA-PKL-KUK-182-2019 dated 06.12.2019 from the website with immediate effect on it being superseded by the Hon'ble Authority on 22.08.2022.

3. Authority observes that while granting RC No. HRERA-PKL-KUK-337-2022 dated 22.08.2022, RC Nos. 142/2019 and 182/2019 have been superseded. Hence, after consideration Authority decided that instead of withdrawing the RCs. Addendum be issued to the effect that RC Nos. 142/2019 and 182/2019 have been superseded by RC No. HRERA-PKL-KUK-337-2022 dated 22.08.2022.



[Handwritten signature]
5/12/23

True copy

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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 Shubham