



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 24.04.2024.

Item No. 250.50

Additional registration of area measuring 12.087 acres.

Promoter: M/s Elite Buildprop Pvt. Ltd.

Project: "Westend City" to be developed on land measuring 34.794 acres in Sector-11-11A, Fatehabad.

Reg. No.: HRERA-PKL-FTB-372-2022 dated 04.11.2022 valid upto 01.04.2027.

Temp ID: 1082 of 2022.

Present: Sh. Arun Kumar, Authorized Representative

1. License No.125 of 2008 dated 14.06.2008 was granted in favour of Sh. Inder Sen, Smt Kiran Bala, Smt. Geeta Devi, Sh. Chander Bhan, Sh. Kishan Chand, Sh. Varun Kumar, Smt. Madhu, Sh. Gaurav, Sh. Vipul, Smt. Manu and Smt. Sushma Rani C/o Elite Buildprop Pvt Ltd for setting up of Residential Plotted Colony over an area measuring 34.794 acres in Sector-11 & 11 A, Fatehabad.
2. Elite Buildprop Pvt. Ltd. vide letter dated 19.07.2023 has applied for additional registration of the project named 'Westend City' for additional area measuring 12.087 acres situated at Sector 11-11A, Fatehabad.
3. The promoter had earlier applied for registration of area measuring 34.794 acres, but due to some deficiencies in the collaboration agreement, registration bearing no. HRERA-PKL-FTB-372-2022 was granted on 04.11.2022 for 22.706 acres which is valid upto 01.04.2027.



4. The Promoter has now informed that Sh. Chander Bhan S/o Basu Ram, owner of area measuring 5.175 acres has executed an addendum to collaboration agreement dated 12.07.2022 giving powers to the promoter to market, develop, sell and execute conveyance deeds subject to the condition that 162 sq yards of commercial area and Plot No. 100 to 107,75 to 82,31 to 35,12A and 217 (total measuring 6400 sq. yards) has to be allotted to Sh. Chander Bhan.

5. Director, Town & Country Planning, Haryana vide order dated 07.10.2022 has transferred land measuring 24.739 acres from individual landowners to the Developer Company and vide order dated 09.02.2024 has granted permission for transfer of 4.825 acres land in favour of Elite Buildprop Pvt. Ltd.

6. The Promoter vide letter dated 01.04.24 submitted Joint Undertaking by Promoter and Sh. Chander Bhan to the effect that 70% amount received from allottees will be deposited in RERA designated account and vide letter dated 19.04.24 submitted an undertaking to the effect that there is no change in the layout plan of the colony after registration.

7. After consideration, Authority decided to grant registration of additional area measuring 12.087 acres in Registration No. HRERA-PKL-FTB-2022 dated 04.11.2022 with the following revised special conditions :

- i. The promoter shall submit the details of the RERA bank account (where 70% of the amount received from the allottees shall be deposited) within a period of 15 days from the issuance of this registration certificate, till which time no plots shall be sold. 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 immediately after their approval by Town & Country Planning Department.
- iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 1.287 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not dispose of any part/unit of the commercial pocket.



- v. Following plots coming to the share of the Landowner cannot be put to sale by the promoter along with commercial area of 162 sq yards as per the collaboration agreement between the promoter & Sh.Chander Bhan for an area measuring 5.175 acres :

| Sr. No | Plot No. | Total No. of Plots | Total Area (sq yards) | Landowner |
|--------|--|--------------------|-----------------------|-----------------|
| 1. | 12 A 31-35 75-82 100-107 217 | 23 | 6400 sq yards | Sh.Chander Bhan |

8. Disposed of.



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 (Kakul)