



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 04.01.2021.

Item No. 121.10

(vii) Promoter : Lotus Infraestates Pvt. Ltd.

Project : "Lotus Green City" Residential Plotted Colony on land measuring 50.143 acres situated in Sector-23 & 24, Dharuhera, Rewari.

Temp ID: RERA-PKL-882-2020

Present: None.

1. The Authority was informed that the application in this case has been filed by AMD Estates Pvt. Ltd. whereas the temp ID has been got generated in the name of Lotus Infraestates Pvt. Ltd.

2. This application for registration of a residential plotted colony on land measuring 50.143 acres namely "Lotus Green City" situated in Sector- 23 & 24, Dharuhera, Rewari came up for consideration of the Authority Today. The Authority observed as under:

- i. License of the colony was issued on 22.04.2012 which was valid up to 21.04.2016. No information is available whether fresh application for renewal of the license has been filed or not.
- ii. This application has been received for the first time in the office of the Authority after filing of suo-motu compliant no. 2895 of 2019 for non-registration of their project, whereas as per provisions of section 3 of the RERA Act, 2016 , the promoters had to file for registration of their project within three months of coming into force of the RERA Act, 2016.



- iii. The Authority in its 65th meeting held on 26.08.2019 has formulated a policy of charging the late fee, if the project is not registered within the prescribed time. Under the Policy, no late fee is to be charged, if the application is filed upto October, 2018. Further, for every six months delay, fee equivalent to 50% of the fees notified by the State Government shall be payable. Since the delay in this case is of nearly 26 months, the late fee applicable shall be 2.5 times the original applicable fee. The promoter shall pay the said late fee amounting to Rs. 34,99,925/- before the next date of hearing.
- iv. The applicant has been shown as sole owner/ licensee, but the license shows that the entire land measuring 50.143 acres is owned by group of companies. No registered irrevocable collaboration agreement and Power of Attorney have been submitted to show that M/s AMD Estates Pvt. Ltd. has full and proper authorization from the original land owner/ licensees to develop and market the plots falling to their share and also to execute conveyance deeds.
- v. Besides the above, following other deficiencies have been noted in the application:
- Hard copy of REP-I varies from the online soft copy. Corrections in the Hard Copy are not permitted. Both the applications should be similar. REP-II Proforma has not been submitted;
 - Schedule of land enclosed with the license is not of the total licensed area;
 - The latest status of application relating to the conversion of Group Housing Pocket into plotted submitted in the department of Town & Country Planning in the year 2015 should be intimated;
 - The total area of land utilization does not match with the total licensed area;
 - Details of plots are not provided along with sold/unsold inventory;
 - Part C-X is left blank; Table showing the cost of internal development works is incorrect;
 - Estimated cost of Infrastructure for a colony of 50.143 acres has been shown as 70.49 lacs which does not seem to be correct;



- h. Expenditure to be made in each quarter not given; financial statements of last three years have not been submitted;
- i. Registration Fee is deficit by Rs. 3,15,454/-.

3. The applicant/ promoter is hereby directed to rectify the above deficiencies and file a fresh online application for registration within 30 days. Meanwhile, the office should obtain the latest status of the project from the Town and Country Planning Department and also from the concerned District Town Planner.

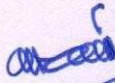
4. Adjourned to 15.02.2021 with the above directions.

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.


12/1/21

LA(Divya)