



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 04.10.2021.

Item No. 152.08

(viii) Promoter : Express Projects Pvt. Ltd.

Project : "Express Enclave" – Affordable Plotted Colony under DDJAY on land measuring 11.793 acres situated in Village Akbarpur Barota, Sector-35, Sonapat.

Temp ID: RERA-PKL-944-2021

Present: Sh. Pankaj Goel, Managing Director of the company.

1. The Authority vide its orders dated 17.08.2021 had conveyed following deficiencies:-

- i. License no. 48 of 2021, has been granted to Sh. Pankaj and Express Projects Pvt. Ltd whereas the application for registration has been filed by Express Projects Pvt. Ltd. No authorization from Sh. Pankaj for registration of the project has been enclosed.
- ii. The applicant has not submitted registered irrevocable Collaboration Agreement and power of attorney vide which Sh. Pankaj has conferred powers upon the promoter for developing, advertising, selling and executing sale deeds.
- iii. The owner has mentioned that he is the licensee of the said land whereas 16 kanal belongs to Sh. Pankaj.
- iv. Registration fee is deficit by Rs. 48,718/-.
- v. Land utilization table in Form Rep-I(Part-C) has been incorrectly filled.
- vi. Estimated cost of services and facilities to be provided inside the project has not been given in proforma A-H, Form Rep-I(Part-C).
- vii. Expenditure incurred by promoter in each quarter has not been submitted.



2. In compliance thereof, the applicant-promoter vide letter dated 24.09.2021 has submitted requisite information and the same has been found in order. The applicant has requested to update estimated cost of Infrastructure and other structures form Rs. 1500 lakh to 700 lakh, accordingly total estimated cost of the project will be Rs. 2900 Lakh.

3. Since the promoter has submitted the requisite document, Registration Certificate be issued after making necessary online amendments in proforma A-H.

4. Further, the promoter shall get the building plans approved in respect of commercial pocket measuring 0.2358 acres and submit the same to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the said commercial pocket.



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.

14/11/21

LA(Gainma)