



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 25.10.2021.

Item No. 155.09

(v) Promoter : Rhythm Buildtech

Project : "Rhythm City" – Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 10.906 acres in revenue estate of Village Maheshwari, Sector-21, Dharuhera, District Rewari.

Temp ID: RERA-PKL-967-2021

Present: Shubhnit Hans, Counsel for the respondent through video conferencing.

1. The matter had last come up for hearing on 11.10.2021, when Authority had passed a detailed order. The Authority had directed the applicant promoter that since 52% plots will be sold by M/S Emaar India Ltd. who is earlier developer, the current applicant builder will remain bound to maintain internal services in respect of those plots also, therefore, the Authority asked the applicant that a binding maintenance agreement should be executed between them and M/S Emaar India Ltd so that the applicant-promoter maintains the colony for benefit of all allottees.

2. In compliance of the aforesaid directions, promoter has submitted a draft maintenance agreement executed between them and the earlier collaborator M/s Emaar India Ltd. as well as two land owners-licensee companies, M/s Flick Probuild Pvt. Ltd and Logical Developers Pvt. Ltd. The Authority directs that the said draft agreement should now be executed as per law and a copy of executed agreement should be placed on record of the authority.



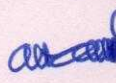
3. The Authority decides in principle to register the project, however, the earlier development agreement executed between the two licensee land owner companies and M/s Emaar India Ltd. has not been placed on record. The Authority would like to ascertain the nature of relationship between M/s Emaar India Ltd. and the licensee companies. It would specifically like to know the consideration which has passed to the land owner-licensee companies in lieu of surrender of all their rights on all the plots.
4. Precise demarcation of the 48% plots and 52% which will be sold by M/s Rhythm builders and M/s Emaar India Ltd. respectively should also be shown on the layout plan.
5. After examination of the aforesaid two documents, the Authority will take final decision regarding registration of the project.
6. Adjourned to 08.11.2021.



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.

 9/11/21

LA (Amupam)