



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 10.03.2022 and 11.03.2022.

Item No. 167.16

(ii) **Promoter : Elite Homes Pvt. Ltd.**

Project : "M2K Harmony-2" - Affordable Residential Plotted Colony under DDJAY on land measuring 5.30625 acres in revenue estate, Village Malpura and Gari Alawalpur, Sector-5,7A and 21, Rewari.

Temp ID: RERA-PKL-995-2021

1. The matter pertaining to registration of affordable Residential Plotted Colony namely "M2K Harmony 2" to be developed over land measuring 5.30625 acres had come up for consideration of Authority on 09.02.2022, when following deficiencies were conveyed:

- i) *Promoters have applied for registration as a new project but have also stated that 45 plots have already been sold. This makes it is an "Ongoing Project". Position is to be clarified by the applicant as to whether 45 sold plots are of the project proposed to be registered, or of some earlier project. Further, if those plots are of an earlier project, whether consents of allottees have been taken to alter the nature of the project?*
- ii) *Applicants/promoters have to justify their financial liability because their revenue flow has turned negative. In order to secure rights of 45 allottees of the plots, Authority may have to impose a condition that the entire revenue to be collected from this colony will be put into the escrow account and will be used only for the development of the colony and the promoters cannot use the receipts for any other purpose before completion of the project and handing over possessions to allottees.*
- iii) *Certificate of Chartered Accountant is not in order because CA has only certified about non-default of debtors and creditors and not of all dues.*



iv) *Address of the person who will operate escrow account is not mentioned in the information submitted.*


2. The promoter has complied with the orders of the Authority and has submitted requisite documents on 15.02.2022 and 04.03.2022.

3. After examination of the documents submitted, Authority decides to register the project subject to following conditions:

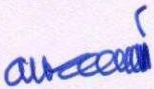
- (i) The promoter shall submit a copy of approved zoning plan and service plans to the Authority immediately after their approval by Town & Country Planning Department.
- (ii) The promoter shall submit a copy of building plans approved in respect of commercial pocket measuring 816.02 sq. mtr. to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit in the commercial pocket.



True copy


Executive Director,
HRERA, Panchkula

LA(Somya)



28/3/22

A copy of the above is forwarded to CTP, HRERA Panchkula, for information and taking further action in the matter. ✓