HARYANA REAL ESTATE REGULATORY AUTHORITY

Yojana Bhawan, Bay No. 21-28, Sector-4, Panchkula (Haryana)

Subject: Application for registration of project "Green Escape, Zone-2 (Tower 18, 19, 36, 37, 38 and EWS" measuring 3.151 acres forming part of revenue estate of Village Akbarpur Barota, Sector-35, Tehsil Rai, Sonepat.

Date of consideration of the application: 8.5.2018,

Quorum: Chairman and both Members of the Authority.

This application has been received for registration of a group housing project on land measuring 3.151 acres. The license of the colony is valid upto 1.09.2019.

While examining the application following shortcomings have been observed by the Authority:-

i) Since this application is for a small portion of land of a much larger project, the applicant shall give a detailed write-up regarding the total project area and the area for which they have been granted completion. A copy of the completion certificate may also be enclosed.

ii) The location of the towers is not shown on the approved site plan and layout plan. Apparently the services would be laid in the entire licensed area including the project area measuring 3.151 acres.

iii) The cost of various services to be laid in the larger licensed area and the cost of services to be provided in the project area should be furnished. The applicant shall submit the information in a tabulated form. The services for this purpose, inter-alia, would include water supply system, sewerage system, drainage, electricity supply, roads and pavements and the social infrastructure to be provided.

iv) Licence No. 1125 and 1126 of 2006 has been granted to Sh. Sushil Kumar C/O Ansal Properties and Infrastructure Ltd. and M/s Sanjoss Realtors and Builders Pvt. Ltd. Apparently a collaboration Agreement has been made between the land owner licensees and the developer Ansal Properties. A copy of the collaboration agreement should be

furnished along with a gist of the important clauses of the agreement executed with each Collaborator should be furnished. It should be stated clearly by the applicant whether the collaboration agreements are registered or un-registered and whether they are irrevocable or not.

v) The project appears to be an on-going project. Some apartments appear to have already been allotted. The applicant shall state clearly the total number of apartments sold. Further, the amount of money already collected from the existing allottees and the amount yet to be collected from them should also be furnished. The date of completion of the project and schedule of handing over the apartments should be furnished.

vi) How much expenditure on infrastructure is to be made and the quarterly schedule thereof upto the date of completion of project should be furnished in a tabulated form.

vii) Whether approval has been obtained from various Government agencies including HUDA, PWD B&R, Public Health Engineering and Power Department for connecting the services with the external services to be provided by them, should be provided.

viii) The Town & Country Planning Department should also be asked to give a clear statement whether the developer who has been addressed as the Developer Company "Ansal Properties and Infrastructure Ltd." has duly been recognized by the department as authorized developer and a legal entity entitled to enter into binding commitments with the home buyers/allottees. The department should also be asked to reply whether the developer is legally authorized to conveyance the apartments in favour of the allottees.

ix) A cash flow statement in respect of the project area should be furnished to understand the sources of funds for completing the project;

x) The details required in the Proforma in respect of various directors has not been furnished;

xi) The applicant has provided detail of the projects launched by them in last 5 years all over the country in an excel sheet. However, the applicant should furnish details of the projects launched in the State of Haryana in the last 5 years in the prescribed Performa REP Part-B with a brief of court cases;

xii) The applicant should inform if the Building Plans of the towers proposed for registration are valid as on date. A copy of the approved plans be enclosed;

xiii) Form REP-I B/X is not complete;

xiv) The FAR of the project area should be intimated so that deficit fee could be conveyed;

xv) The applicant should get the entry of grant of licence made in the Jamabandi and the Rojnamcha record of the Revenue Department, so that, it could not be alienated. A copy of the same may also be furnished to the Authority;

xvi) the applicant has not submitted Form LC-IV and bilateral agreement with the license;

For facilitating presentation of the information in a systematic manner, the latest revised REP-I Part A to Part-H should be sent to the applicant for submitting the application afresh. The registration fee already paid shall be accounted for and he will not have to pay the fee afresh.

A copy of these orders be sent to the applicant for submitting their replies within 30 days where-after the application will be taken up for consideration for the grant of registration. Director Town and Country Planning Department should be asked to reply on the issued raised at Sr. No. (viii) above.

Dilbag Singh Sihag
Member

A.K.Panwar
Member

Rajan Gupta
Chairman