



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 01.08.2022.

Item No. 180.28

(ii) Promoter: Madhukara Real Estate Pvt. Ltd.

Project: "Green Valley" - Affordable Residential Plotted Colony under DDJAY on land measuring 17.35 acres situated in revenue estate of Haibatpur, Sector-11, Jind.

Temp Id.: 1094-2022

1. This real estate project is being developed by applicant/promoters on land measuring 17.35 acres under DDJAY scheme in Sector-11, Jind. Landowners/ licensee have entered into collaboration agreement with developers M/s Madhukara Real Estate Pvt. Ltd. Said developer is duly recognized by Town and Country Planning Department.

2. It has been agreed between the landowners and the promoter that 51% of developed plots will come into the share of landowners/licensee and remaining 49% share will come into the share of developers.

3. Plots falling in the respective shares have been duly earmarked in the layout plan. This registration is therefore being granted only in respect of 49% share of plots which comes into the share of developers.

4. Developer shall allot 51% developed plots to the landowners/licensee after obtaining completion certificate/part completion certificate. No plot of the landowners shall be sold either by promoter or by landowners before obtaining completion/part completion certificate.

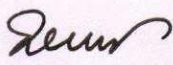
5. A registered irrevocable collaboration agreement as well as registered irrevocable Power of Attorney conferring all powers to the promoters/developers have been submitted.



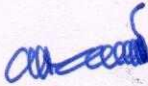
6. Upon further examination of application, authority observes that only 8 landowners out of total 10 have signed the apportionment on layout plan. Remaining two landowners are yet to sign the said apportionment.
7. Also, REP-II submitted by promoters has not been notarized. Same should be notarized before issuance of registration certificate.
8. After consideration, authority decides to register the project. Learned Chief Town Planner may issue the registration certificate after rectification of the above deficiencies.
9. Dispose of. File be consigned to record room.

True copy




Executive Director,
HRERA, Panchkula

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

 8/9/22