



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 08.08.2022.

Item No. 181.16

(x) **Promoter: Mapsko Builders Pvt. Ltd.**

Project: "Mapsko Garden Estate" - Residential Plotted Colony on land measuring 6.785 acres situated in revenue estate of village Ahmadpur & Rathdhan, Sector-26 & 27, Sonipat.

Temp Id.: RERA-PKL-1033-2022

1. This application has been filed for registration of additional area measuring 6.7875 acres to be developed alongwith already developed colony on area measuring 131.96 acres.
2. Authority has examined the application and observes as follows:-
 - i) Part Completion Certificate/Completion Certificate in respect of developed colony measuring 131.96 acres has not been submitted.
 - ii) Town and Country Planning Department has issued a revised layout plan in respect of entire colony comprised of earlier license and the new license measuring 138.74 acres. Accordingly, new layout plan has been submitted with the old plan including the area measuring 6.78 acres of additional license. However, there were two pockets in the earlier project developed on 131.96 acres which were earmarked as undetermined use. Promoters have filed this application for sale of those pockets of undetermined land use also. Accordingly, since those pockets are proposed to be put up for sale, the approved plans in respect of those pockets should be submitted.
 - iv) As per balance sheet and report of Chartered Accountant, company had raised loans of Rs. 170 crores and further as per report available on website of MCA, additional charge on the property of the company have



been created for Rs. 50 crores. It needs to be clarified whether the land measuring 6.78 acres proposed to be registered now has been kept as collateral for raising such loans or not?

v) Proforma REP-II is neither verified nor has any date for completion of the project been shown.

vi) Sister company of the promoters M/s Mapsko Buildcon Pvt. Ltd. has contributed 8K-9M of land. In lieu of contribution of land, 1000 Sq. yards plot is to be reserved for that company. Details of the plot to be allocated to M/s Mapsko Buildwell Pvt. Ltd. should be shown on layout plan. Applicants/promoters will have no right to put that plot for sale.

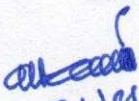
3. Adjourned to 05.09.2022. If promoters submit above information before the next date, this application will be taken into consideration on following Monday.

True copy



Executive Director,
HRERA, Panchkula




24/8/22
LA (Crarima)

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