



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 21.11.2022.

Item No. 190.27

(v) **Promoter :** M/s Adore Propbuild LLP

Project : “Adore Smart City” - Affordable Residential Plotted Colony under DDJAY on land measuring 8.175 acres situated in revenue estate of Village Nachauli, Sector-97, Faridabad.

Temp ID: RERA-PKL-1118-2022

Present: Sh. Jyoti Sidana, representative of applicant-promoter

1. The Authority vide its orders dated 06.09.2022 had conveyed following deficiency:-

“2. Authority upon examination of the license No.121/2022 granted by the Town and Country Planning Department, and also layout plan of the colony as approved by the department, observes that in the license it has been mentioned that certain specific killa Nos. with total area measuring 5 Kanal and 14 Marla is mortgaged by promoter licensee with the department. In the lay out plan, however, 24 plots specified have been mortgaged.

3. Authority observes that the department should get the mortgage of specific nos. of plots as have been shown in the layout plan. After approval of the layout plan the raw land becomes a colony comprised of common areas and plots. Killa



Nos. and overall area included in those killa nos. becomes redundant.

4. *Authority further observes that discrepancy created by Town and Country Planning Department while approving schedule of land annexed with the license, and the layout plan, is likely to create problems for the project in future. Specific killa nos. stated in the license may not precisely co-incidence with the plots shown in layout plan to have been mortgaged. If an allottee wishes to get bank loan, they will face problems because of this discrepancy in the license and the lay out plan. The license and the lay out plan should give similar statements.*

5. *Authority would advise applicant-promoter to approach Town and Country Planning Department for removal of this discrepancy. This discrepancy can easily be removed by making a mention in the schedule of land annexed with the license that specified nos. of the plots as shown in the layout plan have been mortgaged. There is no need to state the killa nos. and overall area of the colony has been got mortgaged."*

2. In compliance thereof, the applicant/promoter has submitted reply dated 03.11.2022 stating that:-

"The Department has mortgaged 15.43% of the saleable area(27 No. of residential plots) falling in the said project, as per policy of department. The Plot numbers falling in the said saleable Area has also mentioned in the annexure of said mortgaged deed. Further, the Department of Town & Country Planning, Haryana has issued the Layout Plan for the purpose of execution of Mortgaged Deed showing the area and plots mortgaged as per DDJAY Scheme.

Further, it is also clarified that the Department has mortgaged the 15% saleable Area of the plots. The land falling in the 15% saleable area has been mortgaged by the department. The Killa Numbers mentioned in the Schedule of Land related to the Plots



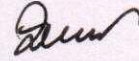
which have been mortgaged by the Department. There is no discrepancy in the killas numbers mortgaged by the Department and the same has also been clarified from the officials of Directorate of Town & Country Planning, Haryana at Chandigarh.”

3. The Authority observes that the applicant/promoter has sought verbal clarification from the Directorate of Town & Country Planning. However, no written clarification from Town & Country Planning has been submitted by the applicant/promoter in its reply. Therefore, Authority directs the applicant/promoter to seek written clarification from Department in the aforesaid matter.

Further, the Authority also directs the office to write a letter to the Director, Town & Country Planning in this regard.

4. Adjourned to 12.12.2022.

True copy



Executive Director,
HRERA, Panchkula



LA (Gaima)
30/11/22

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