



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 28.11.2022.

Item No. 191.14

(v) **Promoter : SVSJ Buildcon Pvt. Ltd.**

Project : "Nirvana City" a Residential Plotted Colony on land measuring 13.006 acres situated in the revenue estate of village Jhamra Shahbad & Rattangarh, Sector 3, Shahbad, Kurukshetra.

Temp ID: RERA-PKL-1160-2022

Present: Sh. Jyoti Sidana authorized representative on behalf of promoter.

1. When this matter was considered on 21.11.2022, Authority had made following observations:-

"i. As per collaboration agreement, 50% of the salable residential/commercial area approved by the authorities shall be shared equally between the landowners and the developer. The portions/plots which will come to the respective shares have not been earmarked on the layout plan.

ii. Though the Collaboration Agreement is registered and confers all powers to develop, sell and execute conveyance deeds in favour of prospective allottees but the same is not irrevocable."

2. The promoter vide reply dated 24.11.2022 has complied with the deficiencies by submitting a registered and irrevocable addendum to collaboration agreement and deed of allocation of residential plots to the land owners alongwith layout plan duly earmarking the same. However, since building plans of commercial site has not yet been



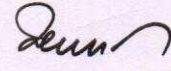
approved by the DTCP, Sh. Jyoti Sidana appearing on behalf of promoter stated that they will submit the allocation of commercial area after approval of the same from DTCP. Therefore, a condition in this regard is being imposed upon the applicant promoter.

3. In view of above, Authority decides to register the project subject to the following conditions:-

- i. Promoter shall submit a copy of demarcation plan, zoning plan and service plans to the Authority immediately after their approval by Town & Country Planning Department.
- ii. That the promoter shall not sell any part of the commercial site measuring 0.507 Acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 50% of the commercial site to the landowners (with mutual consent) before disposing of any part of commercial site.
- iii. that 50% of the residential plots coming to the share of landowners cannot be put to sale by the promoter.

4. Disposed of. File be consigned to record room.

True copy



Executive Director,
HRERA, Panchkula



Handwritten signature
2/12/22

LA (Shubham)

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

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