



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

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Extract of the resolution passed by the Haryana Real Estate Regulatory Authority, Panchkula in its meeting held on 05.12.2022.

Item No. 192.14

(iii) Promoter : Arttech Affordable Housing LLP

Project : "Maulshree Heights" an Affordable Group Housing Colony under DDJAY on land measuring 7.33 Acres situated in Village Kheri Kalan, Sector-84, Faridabad.

Temp ID: RERA-PKL-1050-2022

1. This application is for registration of project namely "Maulshree Heights" an Affordable Group Housing Colony on land measuring 7.33 acres situated in Village Kheri Kalan, Sector-84, Faridabad. License No. 112 of 2021 dated 17.12.2021 has been granted for the said colony by Town and Country Planning Department, Haryana in favour of Designer Realtors Pvt. Ltd., Super Belts Pvt. Ltd. Countrywide Promoters Pvt. Ltd. in collaboration with Designer Realtors Pvt. Ltd. The said license of 7.33 acres was transferred to Arttech Affordable Housing LLP vide orders dated 13.04.2022.

2. After consideration, Authority observes as follows:-

a. The said licence no. 112 of 2021 dated 17.12.2021 consists of area measuring 7.33 acres (6.50 acres migrated from licence no. 77 of 2019 and 0.831 acres additional area).

The area measuring 6.50 acres migrated from license no. 77 of 2019 was an Affordable Plotted Colony out of which an area of 6.24 acres is already registered with the Authority vide registration no. HERA-PKL-FBD-151-2019 dated 16.09.2019 and for the remaining commercial pocket measuring 0.26 acres the promoter was directed to obtain separate registration. Therefore, before seeking



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registration of 7.33 acres the applicant/promoter should request for de-registration of already registered area of 6.24 acres and inform whether any third party rights have been created or not.

- b. The applicant/promoter has not submitted financial statements for the year 2021-2022. The same should be submitted.
 - c. Charges of Rs. 13 Cr. as long term borrowing has been created by the applicant-promoter as per balance sheet of 2020.2021. The promoter needs to clarify whether the project land has been mortgaged against these charges?
 - d. The registration fee is deficit by Rs. 93,812/-.
 - e. The A-H proforma is not completely signed. The same should be signed and submitted.
3. Adjourned to 16.01.2023 with direction to rectify the aforesaid deficiencies.

True copy

[Handwritten Signature]

Executive Director,
HRERA, Panchkula



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

[Handwritten Signature]
12/12/22
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