



**HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.**

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 30.01.2023.**

**Item No. 198.18**

(ii) **Promoter : Creative Buildwell Pvt. Ltd.**

**Project: "Tulip City Sonipat Phase-II" - Affordable Residential Plotted Colony under DDJAY on land measuring 10.156 acres situated in revenue estate of village Rewali, Sector-17, Sonipat.**

**Temp ID: RERA-PKL-1057-2022**

**AND**

(iii) **Promoter : Shree Banke Bihari Healthcare LLP**

**Project : "Tulip City Sonipat Phase-III" - Affordable Residential Plotted Colony under DDJAY on land measuring 11.125 acres situated in revenue estate of village Rewali, Sector-17, Sonipat**

**Temp ID: RERA-PKL-1080-2022**

**Present: i. Sh. Vithal Mittal, Director of Creative Buildwell Pvt. Ltd.**

**ii. Sh. Rahul Pawar alongwith Sh. Lalit Pawar, Director of Shree Banke Bihari Healthcare LLP..**

1. When this matter was last heard on 28.11.2022, Authority directed both the licensees i.e. Shree Banke Bihari Healthcare LLP and Creative Buildwell Pvt. Ltd. to be personally present on the next date of hearing to assist the Authority to arrive at a final decision relating to its registration.

2. In view of the aforesaid, Directors of both the companies were present and requested the Authority to grant separate registration so that they could develop their respective licensed areas. They also insisted that affidavit dated 02.01.2023 has already been submitted by them affirming that they shall be jointly and severally liable for the



development work of the colony. They have further undertaken that the parties shall bear the cost and expenses of maintaining the colony in proportion of 47(Developer):53(Co-Developer). The directors further stated that no third party rights have been created by them as yet.

3. Authority, after hearing contention of both the parties, is of the view that separate registrations be granted to both of developers for their respective areas and following special conditions be imposed:-

**I. For Creative Buildwell Pvt. Ltd.**

- i. Promoters 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. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.4449 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.
- iii. Promoter shall not sell plots falling under the alignment of 33KV High Tension line until the same is shifted.
- iv. Since the layout plan/service plans have to be approved keeping into consideration the entire area measuring 21.281 acres, therefore, both of the promoters i.e. Shree Banke Bihari Healthcare LLP and Creative Buildwell Pvt. Ltd. shall apply for Completion of the entire colony measuring 21.281 Acres.
- v. The development of commercial area measuring 0.4449 acres and the transfer of community sites measuring 2.128 acres shall be the combined responsibility of Shree Banke Bihari Healthcare LLP and Creative Buildwell Pvt. Ltd.

**II. For Shree Banke Bihari Healthcare LLP**

- 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. Since the layout plan/service plans have to be approved keeping into consideration the entire area measuring 21.281 acres, therefore, both of the promoters i.e. Shree Banke Bihari Healthcare LLP and Creative Buildwell Pvt. Ltd. shall apply for Completion of the entire colony measuring 21.281 acres.
- iii. The development of commercial area measuring 0.4449 acres and the transfer of community sites measuring 2.128 acres shall be the combined responsibility of Shree Banke Bihari Healthcare LLP and Creative Buildwell Pvt. Ltd.



True copy

Executive Director,  
HRERA, Panchkula

*Handwritten signature*  
8/2/23

LA (Shubham)

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