



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 26.12.2022.

Item No. 195.15

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

Project : "Mapsko ASPR Greenz" an affordable residential plotted Colony under DDJAY-2016 on land measuring 16.48 acres situated in the revenue estate of Village Liwan, Sector 35, Sonipat.

Temp ID: RERA-PKL-1184-2022

Present: Sh. Jyoti Sidana, on behalf of promoter.

1. This application is for registration of an affordable residential plotted Colony under DDJAY-2016 on land measuring 16.48 acres situated in the revenue estate of Village Liwan, Sector 35, Sonipat. License No. 207 of 2022 dated 15.12.2022 has been granted by the Town and Country Planning Department subject to outcome of Civil Suit No. 1923/2022 titled as Sh. Vijay & Ors. Vs. Orissa Infrastructure Pvt. Ltd. and others.

Sh. Jyoti Sidana appearing on behalf of promoters stated that the said civil suit is with regard to a revenue rasta which has been filed recently in November in District Court, Sonipat. Authority therefore directs the promoters to mark the disputed land on the layout plan so that decision on the registration could be taken.

2. Besides above, following other deficiencies have also been observed:

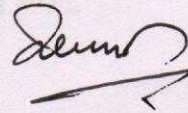
- i. All pages of REP-I are not signed/stamped.
- ii. The promoter has mentioned date of approval of building plans as 15.12.2022, whereas building plans in a plotted colony are got approved by individual allottees.



iii. The company has short term borrowings of Rs. 14.03 crores as per balance sheet of 2021-22. Further, it has open charges of 149.73 crores against immovable property. It needs to be clarified whether the present project land is mortgaged against such charges or not.

3. Applicant/ promoter should comply with the observations before next date of hearing. Adjourned to 30.01.2023.

True copy




Executive Director,
HRERA, Panchkula



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

CA (Shubham)


12/1/23.