



**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 26.12.2022.**

**Item No. 195.15**

**(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. On 05.12.2022, the Authority considered the application of registration and observed as under:

*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 registration of 7.33 acres the applicant/promoter should request for de-registration of already registered area of 6.24 acres.*

*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.

2. In compliance thereof the promoter has submitted the reply dated 06.12.2022 mentioning that:-

- a) The Authority may deregister Registration No RERA-PKL-FBD-151-2019 dated 16.09.2019 as complete area has been migrated to license no 112 of 2021 and no third party rights had been created by Designer Realtors Pvt Ltd in license no 77 of 2019.
- b) The applicant/promoter has also submitted financial statements for the year 2021 and 2022
- c) With regard to charge the promoter has submitted NOC issued by lender i.e. CSL Finance Ltd in which it is mentioned that

*“After the execution of registered agreement by the Borrower in favour of any allottee(s) for sale of any apartment, plot or building, as the case may be, on which charge/mortgage has been created by the Borrower in favour of Lenders, then such apartment, plot or building, as the case may be will not be part of mortgage or charge subject to receipt of entire sale consideration from buyer/allottee(s) for such apartment, plot or building, as the case may be in RERA Escrow Accounts”*

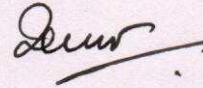
- d) The promoter has deposited deficit fee of Rs. 93,812/-
- e) A-H performa completely signed has been submitted.

3. Authority after consideration observed that since the complete area of registration no RERA-PKL-FBD-151-2019 dated 16.09.2019 has been migrated in license no 112 of 2021 so the Authority decided that registration no RERA-PKL-FBD-151-2019 dated 16.09.2019 for area measuring 6.24 acres is hereby de-registered. Fresh registration certificate be issued for complete area measuring 7.33 acres subject to following condition:



- i. Promoter shall submit a copy of demarcation plan and service plans to the Authority immediately after their approval by Town & Country Planning Department.
4. Disposed of. File be consigned to record room after issue of registration certificate.

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.

LA (Indira)

~~12/1/23~~ 12/1/23.