



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 27.03.2023.

Item No. 205.18

(vi) **Promoter : Ridgecraft Homes Pvt. Ltd.**

Project : "BPTP District-4" a Residential Plotted Colony on land measuring 14.44 Acres, situated in revenue estate of Village Kheri Kalan, Sector 84, Faridabad.

Temp ID : RERA-PKL-1192-2022

Present: Adv. Hemant Saini, Counsel on behalf of applicant/ promoter.

1. On 20.02.2023 Authority observed as under:

"An application for registration of a Residential Plotted Colony namely "BPTP District 4" on land measuring 13.86 Acres situated in the revenue estate of village Kheri Kalan, Sector-84, Faridabad came up for consideration of the Authority today.

From the perusal of documents submitted by applicant/promoter it is observed that the Town and Country Planning Department has granted license no. 78 of 2019 for an area measuring 14.44 acres. Subsequently, on 05.12.2022 DTCP assigned Joint Development and /or marketing rights in favour of Ridge Craft Homes Pvt. Ltd. for area measuring 13.86 acres.

2. *The Authority observes that the promoter should submit the following:*

- i. Area applied for registration i.e. 13.86 acres should be marked on the layout plan;*
- ii. Registered irrevocable power of attorney and Collaboration Agreement from the licensee/landowners conferring all rights in favour of the promoter to develop, market, sell and to execute conveyance deed in favour of the allottees;*

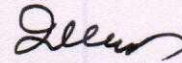


iii. There are open charges of Rs. 200 crores against project receivables and current assets of the project as per MCA website. Also as per balance sheet of financial year of 2021-2022 there are non-convertible debentures of Rs.197.17 crores which are secured against the equitable mortgage on the project."

2. Today, Adv. Hemant Saini appearing on behalf of the promoter informed that they have submitted a reply to the observations raised by the Authority on 24.03.2023.

3. Taking note of above, Authority directs the office to examine the reply. Adjourned to 10.04.2023.

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.

Handwritten notes:
18/4/23
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