



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 01.05.2023.

Item No. 210.15

(vii) **Promoter: Aagya Enterprises Pvt. Ltd.**

Project: "Aagya Enterprises" an Affordable Residential Plotted Colony under DDJAY 2016 on land measuring 9.418 acres situated in the revenue estate of village Tajapur, Sector-97, Faridabad.

Temp ID: RERA-PKL-1222-2023

Present: Sh. Jyoti Sidana on behalf of promoters.

1. When this matter was last heard by the Authority on 17.04.2023, the Authority had directed the promoter to explain as to who will maintain the escrow account and how will 70% of the amount collected from the allottees be transferred to the said account.

5. In response thereof, applicant promoter submitted replies dated 19.04.2023 and 27.04.2023 after which the Authority found the project to be fit for grant of registration subject to following special conditions:

- i. That the licensee and the promoter shall comply with the provisions of Section 4(2)(I)(D) of RERA Act, 2016 (as per their shareholding in the salable area as agreed to in the collaboration agreement) which states that *70% of the amounts realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.*
- ii. Promoter shall submit a copy of service plans to the Authority immediately after their approval by Town & Country Planning Department.



- iii. Promoter shall not sell any part of the commercial site measuring 0.376 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 60% of the commercial units (measuring 480.23 sq. mtrs.) to the landowners (with mutual consent) before disposing of any part of commercial site.
- iv. Promoter shall also submit a copy of NOC/Clearance as per provisions of notification dated 14.09.2006 issued by MOEF, Govt. of India (if applicable) before execution of development works at site.
- v. That following plots coming to the share of landowners i.e. Aman Agarwal, Ayush Agarwal, Taruna Agarwal and Ram Gopal Agarwal cannot be put to sale by the promoter:-

S. No.	Landowner(s)	Plot Nos.	Total area (sq. mtrs.)
1	Aman Agarwal, Ayush Agarwal, Taruna Agarwal and Ram Gopal Agarwal.	Plot Nos. 1-12, 14-17, 30-31, 100-116.	4011.27 sq.mtrs.

6. **Disposed of.** File be consigned to record room after issuance of registration certificate.



LA Indu
11/5/23

True copy

[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.