



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> Floor), Sector-1, Panchkula.

Telephone No: 0172-2584232, 2585232

E-mail: officer.rera.hry@gmail.com, hrerapkl-hry@gov.in

Website: www.haryanarera.gov.in

**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**

**(iii) Promoter : Pushprattan Developers Pvt. Ltd.**

**Project : "Paradise Greens Panipat" - Affordable Residential Plotted Colony under DDJAY 2016 on land measuring 10.631 Acres situated in the revenue estate of Village Kabri, Sector-37, Panipat .**

**Temp ID: RERA-PKL-1178-2022**

**Present: Shri Kamal Taneja, MD, TDI and Jyoti Sidana Representative on behalf of applicant/ promoter.**

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.
2. In response to the above observation of the Authority, applicant promoter had submitted replies dated 12.04.2023, 20.04.2023 and 27.04.2023.
3. The Authority after consideration directed to register the project with following special conditions:
  - i. That the licensee and the promoter shall comply with the provisions of Section 4(2)(1)(D) of RERA Act, 2016 (as per their shareholding in the saleable 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 demarcation plan, zoning plan and 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 0.235 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 45% of the commercial plots 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 the promoter shall be responsible for the maintenance and upkeep of services of the project up to a period of five years from the date of issuance of completion certificate.
- vi. That following plots coming to the share of landowner i.e. Kuber Spintex Pvt. Ltd. cannot be put to sale by the promoter:-

S. No.	Landowner(s)	Plot Nos.	Total area (sq. yards)
1	Kuber Spintex Pvt. Ltd.	Plot Nos. 1-12, 28-39, 52-56, 61-63, 75-94, 100-110, 119-122, 129-135, 143-148, 170, 194-201, 212-220.	10,619

4. **Disposed of.** File be consigned to record room after issuance 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.