



HARYANA REAL ESTATE REGULATORY AUTHORITY, PANCHKULA.

Mini Secretariat (2nd and 3rd 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 15.05.2023.

Item No. 212.22

(iv) Promoter: Kharb Infra Build LLP.

Project: "Shree Krishna Heritage" an Affordable residential plotted colony under DDJAY, 2016 on land measuring 5.018 acres situated in the revenue estate of Village Jhajjar, Sector-9A, Jhajjar.

Temp ID: RERA-PKL-1185-2022

Present: Sh. Jyoti Sidana on behalf of promoters.

1. When this case was heard by the Authority on 06.02.2023, following deficiencies were conveyed:-

"i. License No. 199 of 2022 dated 01.12.2022 has been granted subject to the condition that the licensee shall submit permission for construction of culvert over the water course passing through the site issued from competent authority and access permission issued from NHAI before approval of zoning plans. Therefore, this application is premature at this stage and will be considered as and when such permissions are granted by the Competent Authority.

ii The promoter has not marked the shareholding of commercial area to be allocated to the landowners. Sh. Jyoti Sidana appearing on behalf of promoter stated that since the building plans of commercial site have not yet been approved by competent Authority, the said shareholding could not be marked. Therefore, a condition in this regard be imposed in the registration certificate."

2. Applicant/ Promoter vide reply dated 12.05.2023 has complied with the above observations.



13

3. The Authority after consideration decided 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 0.1225 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 30% 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 landowners cannot be put to sale by the promoter:-

S. No.	Landowner(s)	Plot Nos.	Total area (sq. mtrs)
1	Bhoop Singh	Plot Nos. 40,41,42.	340.32
2	Sombir Singh, Satish Kumar, Jaibir, Anil Kumar, Virender Singh	Plot Nos. 21 to 25, 36 to 38.	1065.12
3	Geeta Devi, Jitender, Avidha, Saroj Devi, Anand Parkash, Dayawanti, Sunder, Ravinder Kumar and Devender Kumar	Plot Nos. 73 to 80, 64 to 72, 81, 82, 47 to 51, 52 to 56, 7 to 20, 1 to 4.	5463.27



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

LA (Shubham)



~~all over~~
30/5/23

True copy

A handwritten signature in black ink, appearing to read 'Jeeva'.

Executive Director,
HRERA, Panchkula

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