



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

(vii) Promoter: Kia Developers Private Limited.

Project : “Kia Industrial Township” - Industrial Plotted Colony on land measuring 11.923 Acres situated in the revenue estate of Village Jakhuda & Assauda Todran, Tehsil Bahadurgarh, Distt. Jhajjar.

Temp ID : RERA-PKL-1238-2023

Present: Sh. Jyoti Sidana on behalf of promoters.

1. When this matter was heard by the Authority on 20.03.2023, following observations were conveyed:-

- “i. Under Form REP I Part-B, the promoter has mentioned “Yes” in the column relating to “Is the applicant owner-licencee of the land for which the registration is being sought?”. The same is incorrect. As soon as the promoter mentions “Yes” in the column, he is exempted from the remaining columns which are required to be filled in this case. Gist of collaboration agreement and power of attorney indicating clauses giving powers to Kia Developers to execute conveyance deed has not been submitted.*
- iii. The total of land utilization table under REP I Part C is incorrect as it mentions the total area to be 12.95 acres.*
- iv. Figures of estimated cost of internal works under REP I Part C are incorrect.*
- v. Although registered Collaboration agreements for area admeasuring 7.6250 acres, 1.1250 Acres and 4.8625 Acres have been submitted by the promoter and have been made irrevocable by virtue of clause 51 however some clauses (e.g. Clause no. 25, 43 and 47) are contradictory to clause 51, making it terminable/revocable. Clause 18 further mentions that Pathway developers Pvt. Ltd. shall be at liberty to sell the plots falling to their share (i.e. 425 sq*



yards/acre) on registration of the project under RERA. It should also be clarified as to who will be executing the conveyance deeds and who will be maintaining the escrow account.

vi. Balance sheet for the year 2021-22 is not submitted.

vii. CA certificate is not in order.”

2. Applicant/ Promoter vide reply dated 11.05.2023 has complied with the above observations.

3. The Authority after consideration decided to register the project (online corrections to be made by the IT Cell) subject to the 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 zoning plan and service plans to the Authority immediately after their approval by Town & Country Planning Department.

iii. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.588 acres to the Authority along with deficit fee, if any. Till then, the promoter shall not sell/dispose of any part/unit of the commercial pocket.

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 plot no. 44 measuring 440.39 sq yds coming to the share of landowner i.e. Pathview Developers Pvt. Ltd. cannot be put to sale by the promoter.



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

True copy


Executive Director,
HRERA, Panchkula



LA (shubham)


30/5/23

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