



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 05.06.2023.

Item No. 214.10

(iv) **Promoter :** ARJK Developers Pvt. Ltd.

Project : "Asha Green" an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 12.087 acres situated in the revenue estate of Village Maina, Sector-22D, Rohtak.

Temp ID: RERA-PKL-1295-2023

Present: Sh. Harveer Rawat through video conferencing

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 108 of 2023 dated 17.05.2023 valid upto 16.05.2028 was granted in favour of Sh. Jaipal and Sh. Devpal in collaboration with ARJK Developers Pvt. Ltd. for the development of an Affordable Residential Plotted Colony under DDJAY-2016 on land measuring 12.087 acres situated in the revenue estate of Village Maina, Sector-22D, Rohtak.
2. The application submitted by the promoter has been examined and following deficiencies are observed:-
 - i. Demarcation and Zoning plan duly approved by DTCP has not been submitted.
 - ii. Date of approval of building plans under REP-I Part C has been mentioned as 30.12.2022, whereas building plans in the case of a residential plotted colony are got approved by individual allottees.
 - iii. Escrow Accounts related information under Form REP-I Part-D has not been submitted.



- iv. Information on Page No. 22/30 of REP-I is overwritten with pen. The same needs to be incorporated online.
 - v. Balance sheets for the year 2020-21 and 2022-23 have not been submitted.
 - vi. Details of calculation of registration fee needs to be submitted, so that deficit registration fee, if any, could be charged.
 - vii. Area falling to the share of landowners needs to be earmarked on the layout plan alongwith a joint undertaking accepting the same.
 - viii. Collaboration Agreement and General Power of Attorney are required to be irrevocable.
 - ix. The promoter should also clarify 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.
3. Applicant/promoter should comply with the observations before the next date of hearing. Adjourned to 17.07.2023.
 4. In case promoter/applicant furnishes the aforesaid information before the next date of hearing, their application will be considered by the Authority in its meeting on Monday following the date of such submission.

att-2000
9/6/23
LA Shubham.



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.