



**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, hrerapk1-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 17.07.2023.**

**Item No. 219.28**

**(ii) Promoter: Ram Setu Buildwell Pvt. Ltd.**

**Project: "Orange City" an Affordable Plotted Colony under DDJAY-2016 on land measuring 5.6125 acres situated in the revenue estate of Village Rathdhana, Sector-34, Sonipat.**

**Temp ID: RERA-PKL-1275-2023**

**Present: Sh. Subodh Saxena, through video conferencing.**

1. When this matter was last heard on 30.05.2023 and following deficiencies were conveyed:-

- i. *Demarcation and Zoning plan duly approved by DTCP have not been submitted.*
- ii. *Balance sheets of last 3 years have not been submitted.*
- iii. *As per definition clause (k) of collaboration agreement dated 17.10.2022, developer's share means 50% of the net sale proceeds from sale of units. However, clause 11 states that in consideration of and in lieu of contributing the said project, the owner and the developer shall be entitled to 50-50 of the developed net area of the said land of the owner. This contradiction needs to be reconciled.*
- iv. *As per clause 49 of the collaboration agreement, subject to the payment owner shall be responsible and liable to execute every document or deed that may be required for purposes of transferring the absolute rights, title, interests etc... A clarification is needed as to who will execute the conveyance deeds and who will be operating the escrow account?*
- v. *GPA does not have powers to market, sell and develop the said colony.*



2. Today, Sh. Subodh Saxena appearing on behalf of promoter stated that Zoning plan of the colony has still not been approved by DGTCP. Therefore, he requested for some more time to comply with the above observations.

3. Acceding to his request, Adjourned to 04.09.2023. 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.



True copy

Executive Director,  
HRERA, Panchkula

26/7/23

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

CA (Shubhamy)