



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

Mini Secretariat (2<sup>nd</sup> and 3<sup>rd</sup> 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 04.09.2023.**

**Item No. 225.16**

**(x) 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 on behalf of respondents.**

1. When this matter was heard on 21.08.2023, 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. On the last date of hearing i.e. 17.07.2023, Sh. Subodh Saxena appearing on behalf of respondents sought some more time to file reply.*

*3. On 16.08.2023, the promoter has filed reply however on examination, it was found that although a copy of the approved zoning plan has been submitted however, the forwarding letter has not been submitted. Further, the deficiencies at serial no. iii and iv above have still not been complied with since, the collaboration agreement has still not been amended.”*

2. Now, vide replies dated 28.08.2023 and 04.09.2023 the applicant/promoter has complied with the aforesaid deficiencies. Online corrections be made accordingly.

3. The Authority after consideration decides to register the project with the following special conditions that the:

- i. 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 amount realized from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank as mentioned in REP-I.
- ii. Promoter shall submit a copy of service plans/estimates 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 0.185 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.
4. Disposed of. File be consigned to record room after issuance of registration certificate.

~~ad~~  
14/9/23  
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.