



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 04.09.2023.

Item No. 225.16

(viii) Promoter: Kairav Infrastructure Pvt. Ltd.

Project: "Mapsko Gardenia" an Affordable Plotted Colony (under DDJAY-2016) on land measuring 12.256 acres situated in the revenue estate of Village Bandepur, Sector 26A, Sonipat.

Temp ID: RERA-PKL-1332-2023

1. The matter pertaining to registration of this project came up for consideration of the Authority today. License No. 165 of 2023 dated 21.08.2023 valid up to 20.08.2028 was granted in favour of Sh. Satpal, Sh. Sanju, Sh. Vikas, Sh. Sudesh, Sh. Rakesh, Sh. Umesh, Sh. Adesh, Sh. Mahesh, Sh. Ajesh and Mapsko Buildwell Pvt. Ltd. in collaboration with Kairav Infrastructure Pvt. Ltd. for the development of an Affordable Plotted Colony (under DDJAY-2016) on land measuring 12.256 acres situated in the revenue estate of Village Bandepur, Sector 26A, Sonipat.
2. The application submitted by the promoter has been examined and following deficiencies are observed:-
 - i. Demarcation and Zoning plan duly approved by DG, TCP has not been submitted.
 - ii. No joint undertaking showing the number/area of the plots falling to the share of the licensee/landowners have been submitted.
 - iii The promoter should also clarify as to who will maintain the escrow account and how will 70% of the amount collected by the Developer/ licensee/ landowners be




transferred to the said account. A joint undertaking with the landowner/licencee be submitted.

- iv. An undertaking as to who will maintain the colony for the next 5 years after the grant of completion certificate be submitted.
 - v. As per clause 4.6 of Collaboration Agreement, the same is irrevocable however as per clauses 7.2 and 9.5, it can be revoked by the parties. The same needs to be reconciled.
3. Applicant/promoter should comply with the observations before the next date of hearing. Adjourned to 06.11.2023.
 4. In case promoter/applicant furnishes the aforesaid information before the next date of hearing, their application may be considered by the Authority in its meeting on Monday following the date of such submission.



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.