



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

(vi) Promoter: MKS Enterprises.

Project: MKS UDYOG CITY, an Industrial Colony over an area measuring 15.4375 acres situated in the revenue estate of Village Beer, District Hisar.

Temp ID: RERA-PKL-1272-2023

Present Dr. Ajay through video conferencing.

1. Authority in its meeting held on 26.07.2023 had conveyed the following observations:-

- i) *Copy of Demarcation Plan of the colony be submitted by the promoter.*
- ii) *Collaboration Agreement and General Power of Attorney though registered and irrevocable but confers only 30% powers of saleable area/plots to the Developer;*
- iii) *The promoter should also clarify as to who will maintain the escrow account and how will 70% of the total sale proceeds of the project flow to this account.*

2. Vide reply dated 25.08.2023, applicant promoter has complied with the above said observations.

3. The Authority, after consideration decides to register the project with 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 as indicated in REP-I.

ii. Promoter shall submit copies of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.

iii. 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.

iv. 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.

v. That following plots coming to the share of landowners cannot be put to sale by the promoter:-

S. No.	Landowner(s)	Plot Nos.	Total area (sq. mtrs)
1.	Ms. Sumati Chaudhary,	2 plots of A Block (plot nos. 1 to 2)	2696.76
	Ms. Seema Punia,	1 plot A1/1 (plot no. 3)	1349.72
	Ms. Abha Sheoran,	3 plots of B Block (plot nos. 11 to 13)	1358.58
	Ms. Shubhashini Malik, Raj Singh & Sons HUF, Sh. Abhay Singh	1 plot B1/1(plot no. 14)	453.40
	Kharinta, Sh. Sanjay Kumar, Sh. Rajiv Kumar, Sh. Satish Kumar	29 plots of D Block (plot nos. 27 to 44, 53 to 61, 66 and 67)	12125.77
		6 plots of E Block (plot nos. 16 to 21)	3763.20
		1 plot E1/1 (plot no. 22)	628.02
		11 plots of F Block (plot nos. 69 to 71, 76 to 83)	4600.20
		1 plot F1/1 (plot no. 68)	504.41
	Total	55 plots	27480.06



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

True copy



Executive Director,
HRERA, Panchkula



~~all cases~~
14/9/23
CA (Ashima)

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