



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 11.09.2023.

Item No. 226.27

(ii) Promoter: Grand Imperial Developers LLP.

Project: "JOY City" an Affordable Plotted Colony (under DDJAY-2016) on land measuring 16.968 acres situated in the revenue estate of Village Patti Musalmanan, Sector 92, Sonipat.

Temp ID: RERA-PKL-1328-2023

Present: Sh. Jyoti Sidana on behalf of promoters.

1. When this matter was last heard on 04.09.2023, following deficiencies were conveyed:-

- "i. Copy of Demarcation plan has not been submitted.*
- ii. Balance sheet for the last 3 years has not been submitted.*
- iii. Addendum to Collaboration agreement dated 29.08.2022 is not registered."*

2. Now, vide replies dated 05.09.2023 and 11.09.2023 the applicant/promoter has complied with the aforesaid deficiencies.

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

- i. 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	Smt. Sandhya Bhagat	Plot Nos. 17 to 21.	730.963
2	Sh. Parmod Kumar Bhagat	Plot Nos. 1 to7, 15, 16, 43,63 to 67, 76 to 93, 98 to 101, 115 to	17602.78



		120, 138 to 140, 152, 153, 169 to 181, 194 to 211, 219, 228 to 266 and 276 to 296.	
3	Sh. Shagun Bhagat	Plot Nos. 22 to 32, 34 to 41, 44 and 47 to 62	4526.99

- ii. Licencee and the promoter shall comply with the provisions of Section 4(2)(I)(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.
 - iii. Promoter shall submit a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
 - iv. Promoter shall submit duly approved building plans in respect of commercial pocket measuring 0.382 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
 - v. Promoter shall not sell any part of the commercial site measuring 0.382 acres as 100% of commercial site/plots belong to the licensee/ landowners.
 - vi. 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.
 - vii. 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.



20/9/23

True copy

[Signature]

Executive Director,
HRERA, Panchkula

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

CA (Shubham)