



**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, hrerapkl-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 11.09.2023.**

**Item No. 226.27**

**(iv) Promoter: Mahi Buildcon Pvt. Ltd.**

**Project: "TARANG RESIDENCY PHASE II" an affordable residential plotted colony under DDJAY-2016 on land measuring 10.043 Acres situated in the revenue estate of Village Palwal, Sector 07, Palwal.**

**Temp ID: RERA-PKL-1250-2023**

1. When this matter was last heard by the Authority on 05.07.2023, it was observed that GPA dated 18.10.2018 does not confer powers to market, sell and execute conveyance deeds of 90% land belonging to Olive Buildcon Pvt Ltd. The promoter/applicant also undertook that the 10% of the commercial area of Olive Buildcon Pvt. Ltd will be marked on the layout plan after the approval of Commercial Building plan from the concerned department.
2. Vide reply dated 05.09.2023, applicant promoter has complied with the above said observations.
3. The Authority after consideration decides to register the project with the following special conditions that the:
  - i. Licencee 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 a copy of service plans/estimates to the Authority immediately after their approval by Town & Country Planning Department.
- iii. Promoter shall not sell any part of the commercial site measuring 0.4017 acres unless the building plans of the said site are approved and deficit fee paid, if any. Promoter shall also allot 10% of the commercial/saleable area to the landowners (with mutual consent) before disposing of any part of commercial site.
- 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.
- vi. 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.	Olive Buildcon Private Limited	113-114	266.42

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



*all records*  
20/9/23

True copy

*[Handwritten 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 (Ashwina)*